

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 14194/3853/ 6024	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA1343
1. LOCATION	Fairview Commons, St. Johns Road, Clondalkin, Co. Dublin <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	proposed residential development 242 Houses.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	8.9.78	1. 2.
4. SUBMITTED BY	Name Mr. A.S. Tomkins, Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name Crosspan Developments Ltd., Address Moy House, 44 Belvedere Place, Mountjoy Sq. Dublin.		
6. DECISION	O.C.M. No. P/4464/78 Date 3/11/78	Notified 3rd November 1978 Effect To grant permission	
7. GRANT	O.C.M. No. P/18/79 Date 9/1/79	Notified 9th January 1979 Effect Permission granted	
8. APPEAL	Notified Type	Decision Effect	
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect	
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			
Prepared by _____ Checked by _____		Copy issued by _____ Registrar. Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46 - 49 DAME STREET,  
DUBLIN 2.

p/18/79

## Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: **Mr. A.E. Toekins,**  
**306 Clontarf Road,**  
**Dublin 3.**

Decision Order  
Number and Date **P/4454/76 3/11/78**

Register Reference No. **N.A. 1343**

Planning Control No. **14194**

Application Received on **5/8/78**  
**Letter of Ext. until: 3/11/78**

Applicant **Crossan Developments Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

**Proposed residential development at Fairview Commons, St. John's Road, Clontarf.**

CONDITIONS	REASONS FOR CONDITIONS
<p>1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.</p> <p>3. That <del>each</del> proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of <b>£37,500.00</b> be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.</p> <p>5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, car parks, sewers, watermain or drains has been given by:</p> <p>(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £61,000.00 which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermain and drains are taken-in-charge by the Council.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p> <p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.</p>

(Conts. Over/...)

on behalf of the Dublin County Council:

for Principal Officer

**9 JAN 1979**

Date:

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

(b) Lodgement with the Council of Cash £24,000.0 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction, on the provision and completion of such services to standard specification.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

**NOTE:** When development has been completed the Council may pursue the land to secure completion of the works required to bring the estate up to the standard for taking in charge.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

8. That public lighting be provided on each street in accordance with a scheme to be approved by the County Council as to provide street lighting to the standard required by the County Council.

9. That no dwellings be occupied until all the services have been connected thereto and are operational.

10. That the area shown as open space be levelled, sowed, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

11. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.

5. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1954.

10. In the interest of the proper planning and development of the area.

11. In order to comply with the Sanitary Services Acts, 1878 - 1954.

(Contd. ...)

*R. T.*  
for Principal Officer.



# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2.

## Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: **Mr. J. J. Tuckey,**  
**202 Clontarf Road,**  
**Clontarf 1.**

Decision Order  
Number and Date **2/454/79 2/11/79**  
Register Reference No. **R.F. 1243**  
Planning Control No. **14154**  
Application Received on **2/8/79**  
**Letter of Int. 2/11/79**

Applicant **Essex Development Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

**Proposed residential development at Fallowfield Avenue, St. John's Road, Clontarf 1.**

CONDITIONS	REASONS FOR CONDITIONS
<p>12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any construction work takes place on the proposed houses.</p> <p>13. That the screen walls in block be similar durable materials not less than 2-metres high, suitably capped and finished, be provided at the necessary locations as an to screen rear gardens from public view. The specific locations and extent of walling will be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.</p> <p>14. That existing mature trees and hedgerows be maintained in as far as is possible and any removal proposals must be with the approval of the County Council.</p> <p>15. That each house have a front building line of 24-ft. and a rear garden depth of 24-ft.</p> <p>16. That the requirements of the Roads Department as specified in R.F. 101 be strictly adhered to.</p> <p>17. That prior to commencement of development on the site, the line of the proposed boundary/fence/road reservation affecting the site be set out and checked by an Engineer from the Roads Department.</p>	<p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of visual amenity.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of safety and the amenity of traffic users.</p> <p>17. In the interest of the proper planning and development of the area.</p>

(Conty. Devt./...)

on behalf of the Dublin County Council

for Principal Officer

Date:

29 JAN 1979

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

18. That prior to commencement of housing development on the site, St. John's Road to be widened from the western limit of the site for a distance of 1,200 ft., to the houses backing onto Maple Park College; the widening to consist of a 24-ft. carriageway with 5-ft. verge and 5-ft. footpaths. Details to be agreed with Roads Engineer. This work to be carried out at applicant's expense. Public lighting to be provided.

19. That a financial contribution of £100.0 per house to be paid by the applicant to Dublin County Council towards the cost of the construction of the proposed extension to Fenchill Road from the New Mangos Road to the Canon River. This road will provide a permanent access to the site.

20. That the temporary access to St. John's Road be aligned along the permanent access in suitable. The number and location of temporary points to be the subject of agreement with Roads Engineer.

21. That houses on Sites 1 & 11 be erected until such time as the temporary access from Road 2 is no longer required.

22. That the applicant pay a financial contribution to the Council in lieu of the deficiency of suitable public open space within the development. The deficiency in this regard is 1.2 acres. Agreement to be reached on the amount of this contribution and the contribution paid prior to commencement of development.

23. That all of the area of Road No. 1 in the applicant's ownership be constructed as part of this development together with the section of St. John's Road already in County Council ownership and necessary to facilitate this development.

24. That a decision be deferred until the layout of the remainder of the area has been decided as to whether or not the temporary access between Road No. 1 and Road No. 4 should become a permanent access or should be removed.

25. In the interest of safety and the avoidance of traffic hazards.

26. The provision of such a service in the area by the Council will facilitate the proposed development.

It is considered reasonable that the developer should contribute towards the cost of providing the service.

27. In the interest of the proper planning and development of the area.

28. In the interest of the proper planning and development of the area.

29. In the interest of the proper planning and development of the area.

30. In the interest of the proper planning and development of the area.

31. In the interest of the proper planning and development of the area.

(CONTD. Over/...)

For Principal Officer.



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Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46 - 49 DAME STREET,  
DUBLIN 2.

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Mr. A.S. Tomkins,**  
**308 Clontarf Road,**  
**Dublin 3.**

Decision Order  
Number and Date **P/4454/70: 3/11/70**  
Register Reference No. **H.A. 1343**  
Planning Control No. **14194**  
Application Received on **8/8/70**  
**Letter of Ext. until 3/11/70**

Applicant **Crossan Developments Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

**Proposed residential development at Fairview Cottage, St. John's Road, Clontarf.**

CONDITIONS	REASONS FOR CONDITIONS
<p>25. Houses on Sites 1 - 11 inclusive, 12 - 19 inclusive, 72, 73, 108, 109 and 110, be omitted from the development until such time as the applicant has made satisfactory arrangements with Sanitary Services with regard to the maintenance of or relocation of 600 mm. watermain traversing these sites.</p> <p>26. That satisfactory arrangements be made for the relocation of the 110 Kv. line traversing the site. Details to be agreed with the Planning Authority and the Electricity Supply Board prior to commencement of development.</p> <p>27. Sites 108 and 110 to be omitted from the development and the area of these sites to be incorporated into the public open space attaching to the development.</p> <p>28. That the preservation for the Local Distributor in the north-west corner be 70-ft. and not 60-ft. as shown on plans. That part of the Local Distributor Road in the applicant's ownership to be constructed by the applicant as part of this development.</p> <p>29. Details of drainage for houses numbers 1 - 125 to be submitted.</p> <p>30. That no structure of a residential, industrial or commercial class shall be constructed on the area of 5.6 acres south of Road No. 1 required for school purposes and which is in the applicant's ownership.</p>	<p>25. In order to comply with the requirements of the Sanitary Authority.</p> <p>26. In the interest of the proper planning and development of the area.</p> <p>27. In the interest of public amenity.</p> <p>28. In the interest of the proper planning and development of the area.</p> <p>29. In order to comply with the Sanitary Services Acts, 1878 - 1954.</p> <p>30. In the interest of the proper planning and development of the area.</p>

on behalf of the Dublin County Council:

for Principal Officer

Date:

**29 JAN 1971**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

4158.  
6/10

R.A. 1343.  
P.C. 14194/3853/6024.

6th October, 1978.

A. S. Tomkins.  
308, Clontarf Road,  
Dublin, 3.

Re: Proposed residential development at Fairview Commons,  
St. John's Road, Clondalkin, for Crossan Developments Ltd.

A chers,

With reference to your Planning Application received here on the 8th August, 1978, (Letter of Extension dated 5/10/78) in connection with the above, I wish to inform you that:

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act, 1963, as inserted by Section 39, of the Local Government (Planning and Development) Act, 1976, the Council has extended the period for considering this application within the meaning of subsection (4a) of Section 26 up to and including the 3rd November, 1978.

Yours, in haste,

RB  
for Principal Officer.