

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13991	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE R. A. 1022
1. LOCATION	Commons Road, Clondalkin		
2. PROPOSAL	Residential Development (24 No Houses)		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 20th June, 1978	Date Further Particulars (a) Requested 1. 18/8/78 2. _____ (b) Received 1. 22/3/79 2. _____
4. SUBMITTED BY	Name James Harrington Associates, Address 91 Lower Baggot Street, Dublin 2.		
5. APPLICANT	Name Mrs. J. Tinkler, Address Stanhope Street, Ballinakill, Co. Laois.		
6. DECISION	O.C.M. No. P/1892/79	Date 18th May, 1979	Notified 21st May, 1979 Effect To grant 0. Permission
7. GRANT	O.C.M. No. PBD/73/79	Date 13th August, 1979	Notified 13th August, 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 .....		Copy issued by .....	
Checked by .....		Date .....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....	
		Registra	

# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

251 (Ext. 131)

## Notification of Grant of Outline Permission Local Government (Planning and Development) Act, 1963

To :

Decision Order  
Number and Date..... **P/1852/791 18th May, 1979.**

Register Reference No..... **R.A. 1022**

Planning Control No..... **13921**

Application Received on..... **20th June, 1978.**  
**Addit. Info. rec'd: 22nd March, 1979.**

**Crossspan Developments Limited.**  
**88, Upper Leeson Street,**  
**Dublin, 4.**

Applicant : **Mrs. J. Tinkler.**

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

**proposed twenty-four houses at Commons Road, Clonsilla, Co. Dublin.**

Conditions	Reasons for Conditions
<ol style="list-style-type: none"> <li>1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.</li> <li>2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant 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.</li> <li>3. That a further financial contribution of £250. per house be paid by the applicant to Dublin County Council towards the cost of construction of the Newlands/Fonthill Road which will provide a permanent access to the development.</li> <li>4. That a further financial contribution of £7,100. be paid by the applicant to Dublin County Council in lieu of the provision of public open space.</li> </ol>	<ol style="list-style-type: none"> <li>1. In the interest of the proper planning and development of the area.</li> <li>2. 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.</li> <li>3. To ensure contribution towards the cost of provision of public services in the area of the development.</li> <li>4. To ensure contribution towards the cost of provision of public services in the area of the development.</li> </ol>

on behalf of the Dublin County Council :

County Secretary.

Form 2

Date :

**13 AUG 1979**

**IMPORTANT:** The outline Permission is subject to further APPROVAL being obtained in accordance with Article 5 of the Local Government (Planning & Development) Act, 1963, (Permission) Regulations 1964 prior to commencement of the development.

Reg. No. R.A. 1022.  
P.C. 13991.

P. 3225.78  
18.8.78  
712355

James Harrington Associates,  
91, Lower Baggot Street,  
Dublin 2.

Re/ proposed 24-houses at Commons Road, Clondalkin, for  
Mrs. J. Tinkler.

Dear Sirs,

With reference to your planning application received on the 20th June, 1978, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following information must be submitted in quadruplicate:-

1. The proposed development is shown to have its water connection and foul and surface water sewer connections into adjoining systems which are on private lands, have not been constructed and over which the County Council have no control at the present time. Clarification is required as to when these systems will be constructed and made available to applicant. Documentary evidence is required that the applicant has a legal right to connect into the adjoining systems.
2. Vehicular access to portion of these lands is shown to be through adjoining lands which have not yet been developed. Clarification is required as to when adjoining road system will be developed and made available to the applicant. Documentary evidence is required that the applicant has a legal right to connect into the adjoining road network.
3. Development of these lands is dependent on the provision of a Distributor Road network, as shown on the Action Plan for the area of which this site forms part. It is intended that the necessary Distributor Roads required to enable this development to proceed at this time will have to be developed by the County Council and portion of the costs of land acquisition and road construction assessed against these lands. The levy assessed for the purpose of financing these roads is £250. per house. This levy is in addition to the standard levy which currently stands at £1,500. per acre. Clarification is required as to whether or not the applicant is agreeable to the payment of the levy in this development.
4. No public open space has been provided for within the development. Clarification is required as to whether or not the applicant can provide a suitable area of public open space on adjoining lands or, alternatively, pay a financial contribution to the County Council to enable the Council to acquire and develop and make available a suitable public open space. The financial contribution in lieu of public open space is currently set at £300. per house.
5. Confirmation is required that the exact siting of vehicular access has been agreed with adjoining owner and the applicant is asked to consider the modification of boundaries with adjoining owner to eliminate irregular shaped sites.
6. Confirmation is required that the applicant is carrying out all improvements to the existing Commons Road as required by the Roads Engineer.

Yours faithfully,

*[Signature]*  
for Principal Officer.

P.S. Please mark your reply "additional information" and quote the Register reference number given above.