

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.14194/3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.2660
1. LOCATION	Fairview Commons, St. Johns Road, Clondalk in S		
2. PROPOSAL	Substitution of house types on plots 3-38, 41-66, 81-96, 99 and 100		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 12th October, 1977	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name A. S. Tomkins Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name Crossspan Developments Ltd. Address 44 Belvedere Place, Mountjoy Square, Dublin 7.		
6. DECISION	O.C.M. No. P/4297/77 Date 7/12/'77		Notified 9th December, 1977 Effect To Grant Permission.
7. GRANT	O.C.M. No. P/205/78 Date 27/1/78		Notified 27th January, 1978 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 byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

R/205/78

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To: A.S. Tomkins, A.I.A.S.,
305, Clontarf Road,
Dublin 3,

Decision Order Number and Date P/4297/77, 7/12/77.

Register Reference No. M. 2660

Planning Control No. 14194/3553

Application Received on 12/10/77.

Applicant: Crossspan Developments Ltd.

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

proposed substitution of house types on plots 3-35, 41-66, 81-96 and 99 and 100,
Fairview Commons, St. John's Road, Clondalkin,

Conditions

Reasons for Conditions

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.
2. That development is not to commence until approval under the Building Bye-laws has been obtained, and any conditions of such approval be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £15,075. (fifteen thousand and seventy five pounds) 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.
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, sewers, car parks, water mains or drains has been given by:-
(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £30,500. which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, water mains and drains are taken-in-charge by the Council or/
(b) Lodgment with the Council of cash £17,500. 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

1. To ensure that the development shall be in accordance with the permission and effective control is maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorized development.
4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

on behalf of the Dublin County Council:

P. Jack
Senior Administrative Officer

Form 4

Date: 27 JAN 1978

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.

5.(b) contd. services to standard specification, or/

(c) Lodgment 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 lodgment in any case has been acknowledged in writing by the Council.

Notes: When development has been completed the Council may purchase the Bond 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 details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.

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

10. That screen walls in block or similar durable materials, not less than 6' high, suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

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

12. That the water supply and drainage arrangements

6. 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, 1875-1964.

10. In the interest of visual amenity.

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

Contd. Over/

DUBLIN COUNTY COUNCIL

phost 78

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PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval
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To: A.S. Tomkins, A.I.S.S.,
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Application Received on 12/10/77.

Applicant: Crossan Developments Ltd.

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

proposed substitution of house types on plots, 3-38, 41-66, 81-96 and 99 and 100,
Fairview Commons, St. John's Road, Clondalkin,

Conditions	Reasons for Conditions
12. (contd.) be in accordance with the requirements of the County Council.	12. In order to comply with the sanitary Services Acts, 1878-1964.
13. That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department, and that the cost thereof be paid to the County Council before any development commences.	13. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.
14. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.	14. In the interest of the proper planning and development of the area.
15. Extension of watermain to site to be as shown on Drg. No. 1231/25 at developer's expense.	15. In the interest of the proper planning and development of the area.
Detailed layout to be submitted for approval of Sanitary Services Engineer.	16. In the interest of the proper planning and development of the area.
16. That the applicant consult with the Parks Superintendent and comply with his requirements in relation to (a) boundary treatment for houses 40-41 and 66-67, (b) the preservation of the hedgerows along the western boundary of the site and (c) the boundary treatment to the public open space along the road reservation.	17. In the interest of the proper planning and development of the area.
17. That prior to commencement of development the applicant set out on site, to the satisfaction of the Roads Engineer, the line of the proposed distributor road.	18. In the interest of the proper planning and development of the area.
18. Applicant to maintain roads, sewers, water-mains and drains until taken-in-charge by the Council.	19. In the interest of the proper planning and development of the area.
19. All houses to have a minimum front building line of 25-ft, and back garden depth of 35'.	

Contd. over/

Signed on behalf of the Dublin County Council:

P. Tuck
Senior Administrative Officer

27 JAN 1978

Date:

Form 4

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.

20. Back garden depth of houses backing onto distributor road to be a minimum of 70-ft.

21. The applicant to obtain the written consent of landowner and furnish same to County Council in respect of the off-site foul sewer.

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

21. To ensure that the proposed development can be satisfactorily completed.

P. Luck

for Senior Administrative Officer.