

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.2605								
1. LOCATION	Sitea 67 /80 incl. St. Johns Road, Clondalkin, Co. Dublin										
2. PROPOSAL	Substitution of house type on approved development. S										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 7th October, 1977	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1.</td> <td>1.</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.
Date Further Particulars											
(a) Requested	(b) Received										
1.	1.										
2.	2.										
4. SUBMITTED BY	Name Crossspan Developments Limited, Address 44, Belvedere Place, Dublin, 1.										
5. APPLICANT	Name Do. Address										
6. DECISION	O.C.M. No. P/3781/77	Notified 24th October, 1977									
	Date 19/10/77	Effect To Grant Permission									
7. GRANT	O.C.M. No. P/4579/77	Notified 29th December, 1977									
	Date 29/12/'77	Effect Permission Granted									
8. APPEAL	Notified	Decision									
	Type	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

P/4579/77

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:
Crossan Developments Limited,
44, Malvedere Place,
Dublin 1.

Decision Order **7/3761/77, 19/10/77**
Number and Date

M. 2605

Register Reference No.

5533

Planning Control No.

7/10/77

Application Received on

Applicant: **Crossan Developments Limited.**

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

Proposed substitution of house type on approved development at sites 67/80 Incl. at
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 shall be observed in the development.
3. That each house be used as a single dwelling unit.
4. That a financial contribution in the sum of £15,075. 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 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, watermains or drains has been given by:-
(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £10,000 which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermains 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 services to standard specification. Or/

1. To ensure that the development shall be in accordance with the permission and effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1978-1984.
3. To prevent unauthorised development.
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.
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.

Contd/Over...

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date: **29 DEC 1977**

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.

- (c) **Ledgment 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 ledgment 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.

1. That all necessary measures be taken by the contractor to prevent the spillage or deposits of clay, rubble or other debris on adjoining roads during the course of the works.
2. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
3. 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.
4. That no dwellings be occupied until all the services have been connected thereto and are operational.
5. That the 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.
6. That the area shown as open space be levelled, mowed and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
7. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.

8. To protect the amenities of the area.

9. In the interest of amenity.

10. In the interest of amenity and public safety.

11. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1875-1964.

12. In the interest of visual amenity.

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

14. In order to comply with the Sanitary Services Acts, 1875-1964.

Contd./Over...

MK
For Senior Administrative Officer

DUBLIN COUNTY COUNCIL

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:

Decision Order
Number and Date

W/3781/77, 19/10/77.

Crossspan Developments Limited,

Register Reference No.

M. 2405

44, Belvedere Place,

Planning Control No.

2855

Dublin 1.

Application Received on

7/10/77.

Crossspan Developments Limited

Applicant:

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

proposed substitution of house type as approved development at sites 47/80 incl. St.

John's Road, Clonsilla,

Conditions

Reasons for Conditions

13. That all watermain cappings branch connections, overhauling 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. Applicant must submit a longitudinal section of the proposed connection to the existing foul sewer system. Applicant must extend the foul sewer from manhole F.D. south-west to the boundary of the site, with a 15" diameter pipe at a grade of 1 in 224 at his own expense. Applicant must submit a longitudinal section of the proposed outfall to the River Camac. Applicant must increase the diameter of pipe from 33 to 36 or 30 inches and extend this 30" pipe in a southerly direction to the boundary of the site at his own expense.

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

16. That the applicants consult with Parks Superintendent and comply with his requirements in relation to (a) boundary treatment for houses 64-67 incl. (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.

16. 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.

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

Cont'd. Over/

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date:

29 DEC 1977

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.

18. Applicant to maintain roads, sewers, watermains and drains until taken-in-charge by the Council.
~~29. Back garden depth of houses backing onto distributor road to be a minimum of 35-ft.~~

19. All houses to have a minimum front building line of 19-ft. and back garden depth of 34'.

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

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

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

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

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For Senior Administrative Officer.