

## COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference P.C. 3853/14184	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1929
1. LOCATION	Fairview Commons, St. Johns Road, Clondalkin.		
2. PROPOSAL	Change of house types for 100 dwellinghouses.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 22nd July, 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name A. S. Tomkins, Architect, Address 308, Clontarf Road, Dublin, 3.		
5. APPLICANT	Name Crossspan Developments Limited, Address Moy House, 44, Belvedere Place, Mountjoy Square, Dublin, 1.		
6. DECISION	O.C.M. No. P/3439/77 Date 21/9/77	Notified 21st September, 1977 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/3982/77 Date 8/11/77	Notified 8th November, 1977 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 _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

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

To:

Decision Order Number and Date **P/3439/77 21/9/77**

**A. S. Tomkins.**

Register Reference No. **M. 1929.**

**308, Clontarf Road,**

Planning Control No. **3853/14194**

**Dublin, 3.**

Application Received on **22nd July, 1977.**

Applicant: **Crossspan Developments Ltd.**

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

**Proposed change of house types for 100-houses at Fairview Commons, St. Johns Rd., Clondalkin.**

Conditions	Reasons for Conditions
<p>1. That <del>the</del> 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.</p> <p>2. That development is not to commence until <del>the</del> approval under the Building Bye-laws has been obtained and any conditions of such approval shall be observed in the development.</p> <p>3. That each dwellinghouse be used as a single dwelling unit.</p> <p>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 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, sewers, carparks, watermains or drains has been given by:- (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000, 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. <i>or</i></p>	<p>1. To ensure that the development be in accordance with the permission and 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 of 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 disamenity in the development.</p>

Continued:

on behalf of the Dublin County Council:

for

*MK*  
Senior Administrative Officer

Form 4

Date:

**8 NOV 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.

5. (b) Lodgement 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.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose of 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.

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 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 & extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

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, 1878 - 1964.

10. In the interest of visual amenity.

Continued:

  
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 ~~XXXX~~ Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date P/3439/77 21/9/77

A. S. Tomkins.

Register Reference No. M. 1929.

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Planning Control No. 3853/14194

Dublin, 3.

Application Received on 22nd July, 1977.

Applicant: Crossspan Developments Ltd.

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

Proposed change of house types for 100-houses at Fairview Commons, St. Johns Rd., Clondalkin.

Conditions	Reasons for Conditions
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 <del>XXXX</del> their dwellings.	11. In the interest of the proper planning and development of the area.
12. That the water supply and drainage arrangements 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 tapplings 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. Applicant must submit a longitudinal section of the proposed connection to the existing foul sewer system. Applicant must extend the foul sewer from manhole P.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 53 to 51 to 30" diameter 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.

Continued:

on behalf of the Dublin County Council:

for

*[Signature]*  
Senior Administrative Officer

8 NOV 1977

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.

16. That the applicants consult with the Parks Superintendent and comply with his requirements in relation to (a) boundary treatment for houses 40 - 41 and 66 - 67-incl. (b) the preservation of the hedgerow along the western boundary of the site and (c) the boundary treatment to the public open space along the road reservation.
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. Applicant to maintain roads, sewers, watermains and drains until taken in charge by the Council.
19. All houses to have a minimum front building line of 25-ft. and back garden depth of 35'.
20. Back garden depth of houses backing onto distributor road to be a minimum of 70-ft.

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

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

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