

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10374	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2372
1. LOCATION	Yellow Meadows, Watery Lane, Clondalkin S		
2. PROPOSAL	17 houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1. 29/11/76 1. 2. 2.
	P.	30th Sept. 1976	
4. SUBMITTED BY	Name Burke O'Dea Address 40 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name A. Walsh Developments Ltd. Address 24 Upper Fitzwilliam St., Dublin 2.		
6. DECISION	O.C.M. No. P/1083/77	Notified	1st April, 1977
	Date 1/4/77	Effect	To Grant Permission
7. GRANT	O.C.M. No. P/1708/77	Notified	7th June, 1977
	Date 7/6/77	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

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 **P/1053/77, 1/4/77**

Burke & O'Don.,

K. 2372

**Architects,
40 Fitzwilliam Place,
Dublin 2.**

Register Reference No.

10574

Planning Control No.

30/9/76

Application Received on

Addit. Inf. rec'd 2/2/77

Applicant: **A. Walsh Developments Ltd.**

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

Proposed Housing development at Yellow Meadows, Clonsilla, Co. Dublin.

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 and additional information lodged 2/2/77 save as in the conditions hereunder otherwise required.	(1) To ensure that the development shall be in accordance with the permission and that effective control be maintained.
(2) Before development commences, approval under the Building Bye-laws to be obtained, and all conditions of that approval be observed in the development.	(2) In order to comply with the Sanitary Services Acts, 1873-1964.
(3) That each house be used as a single dwelling unit.	(3) To prevent unauthorised development.
(4) Castleview Road be extended in accordance with the requirements of County Roads Engineer. In this regard it is to be cul-de-sac and the turning area of the cul-de-sac to have a minimum width of 14 metres. A suitable screen wall to be provided at the end of the cul-de-sac to prevent vehicular access to proposed Local Distributor Road.	(4) In the interest of roads safety.
(5) That a pedestrian access to the existing open space be located between sites 1 and 2.	(5) In the interest of the proper planning and development of the area.
(6) That the pedestrian access be screened from adjoining rear gardens of houses 1 and 2 by a 6-ft. high screen wall suitably capped and finished.	(6) In the interest of the proper planning and development of the area.
(7) That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Acts.	(7) In order to comply with the Sanitary Services Acts.

Cont./...

on behalf of the Dublin County Council:

for: Senior Administrative Officer

Form 4

Date: **7/6/77**

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.

ments of the Sanitary Authority. In this regard the foul sewer pipes to be uplized after consultation and agreement with the design section of the Sanitary Services Department.

(8) That the surface water system conform with the realignment proposals for the Camac River. Applicant to consult with the Sanitary Services Design Section and comply with their requirements before commencement of development.

(9) That a financial contribution in the sum of £2,820, (two thousand eight hundred and twenty 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.

(10) That no development under any permission granted pursuant to this decision be commenced until security for the provision and 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:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £5,760, (five thousand seven hundred and sixty pounds) which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, car-parks, sewers, watermain, and drains are taken-in-charge by the Council or/...

(b) Lodgement with the Council of £3,600, (three thousand six hundred pounds) to be

(8) In order to comply with the Sanitary Services Acts, 1878-1964.

(9) 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.

(10) To ensure that a ready sanction may be available the Council to induce the provision of services and prevent disamenity in the development.

Continued

E. J. J. J.
for, Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

8/1708/77

Tel. 72 (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 **P/1003/77: 1/4/77**

Burke & O'Donoghue,

Architects,

**40 Fitzwilliam Place,
Dublin 2.**

Register Reference No. **R. 3372**

Planning Control No. **10374**

Application Received on **30/9/76**

Addit. Inf. rec'd **2/2/77**

Applicant: **A. Walsh Developments Ltd.**

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

Proposed housing development at Yellow Meadows, Clondalkin, Co. Dublin.

Conditions	Reasons for Conditions
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	
(a) 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.	
After when development has been substantially completed the Council may require the bond to secure completion of the works required to bring the Estate up to the standard for taking-in-charge.	
(II) 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.	(II) To protect the amenities of the area.
(12) That all public services to the proposed development, including electrical, telephone cables, and equipments be located underground throughout the entire site.	(12) In the interest of amenity.
(13) That details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to	(13) In the interest of amenity and public safety.

Continued...

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date:

7/6/77

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.

provide street lighting to the standard required by the Council.

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

(15) The developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.

(16) That the screen walls in concrete block or similar durable materials not less than 6-ft. 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.

(17) That the proposed open space be incorporated into the rear gardens of sites 1-10 inclusive.

(18) That a financial contribution in the sum of £3,000, be paid to the County Council in lieu of the provision of a suitable area of public open space. In the event of the applicant providing a satisfactory area of public open space on adjoining lands then this contribution to be refunded to the applicant.

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

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

(16) In the interest of visual amenity.

(17) The proposed area of public open space is unsatisfactorily located.

(18) 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.


for Senior Administrative Officer.