

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 1497	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2119
1. LOCATION	Newlands Road Extension, Clondalkin, Co. Dublin. S		
2. PROPOSAL	Residential development.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 27th Aug., 1976	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Guardian Homes Limited, Address 18, Upper Mount St., Dublin, 2.		
5. APPLICANT	Name Guardian Homes Limited, Address 18, Mount Street Upper, Dublin, 2.		
6. DECISION	O.C.M. No. P/3068/76 Date 24/9/76		Notified 24th September, 1976 Effect To Grant Permission
7. GRANT	O.C.M. No. P/3718/76 Date 2/11/76		Notified 2nd November, 1976 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

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

1/208/76, 24/9/76.

Guardian Homes Ltd.,

Register Reference No.

G.2119

15, Upper Mount Street,
Dublin 2.

Planning Control No.

1497

Applicant:

Guardian Homes Ltd.,

Application Received on

27/8/76.

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

proposed residential development at Howlands Road Extension,
Clondalkin,

Conditions

Reasons for Conditions

1. That the development be carried out and completed in strict conformity with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.
2. That before development commences, approval under the Building Bye-laws shall be 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 all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or debris on adjoining roads during the course of the development.
5. That all public services to the proposed development, including electrical, communal television and telephone cables and equipment be laid underground throughout the site.
6. That screen walls of approved design, not less than 6-ft. high, suitably capped and finished, be provided at all necessary locations in order to screen the rear gardens from public view.
7. That details of the proposed public lighting arrangements be submitted to and approved by the County Council, in order to provide street lighting to the standard required by the County Council.
8. That no dwellinghouse be occupied until all the services have been connected there- and are operational. (Contd. Over/)

1. To ensure that the development shall be in accordance with the permission and effective control maintained.
2. In order to comply with Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
4. To protect the amenities of the area.
5. In the interests of amenity.
6. In the interests of amenity.
7. In the interests of public safety and amenity.
8. In order to comply with Sanitary Services Acts, 1878-1964.

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date: 2nd November, 1976

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.

9. That a financial contribution in the sum of £3,000. (three thousand pounds) be paid by the proposers to the County Council towards the cost of the provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before 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 satisfactory completion of services, including maintenance until taken-in-charge by the Local Authority of roads, open space, car parks, sewers, watermains or drains has been given by:-

(a) lodgment with the Council of an approved Insurance Company Bond in the sum of £4,000. (four thousand pounds) which shall be retained 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 spaces, car parks, sewers, watermains and drains are taken-in-charge by the Council or/

(b) lodgment with the Council of £3,500. 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/

(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.

Contd.

9. The provision of such services in the area by County 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 solution may be available to the County Council to induce provision of services and prevent dissension in the development.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Tel: 742951 (Ext. 131)

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

To: **Guardian Homes Ltd.,**
18, Upper Mount Street,
Dublin 2.

Decision Order Number and Date **P/9068/76, 24/9/76.**
Register Reference No. **R.2119**
Planning Control No. **1497**
Application Received on **27/2/76.**

Applicant: **Guardian Homes Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed residential development at Newlands Road Extension,
Clondalkin,

Conditions	Reasons for Conditions
<p>10. contd. 10.1. When development has been completed, the Council may pursue the bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.</p> <p>11. That a financial contribution in lieu of public open space be paid by the applicant to the County Council; this financial contribution to make provision for the acquisition of 0.23-acre of public open space at a time and location to be decided upon by the Planning Authority.</p> <p>12. That a satisfactory scheme of landscaping and tree planting, including the proposed programme for such works shall be submitted to and approved by the Council before any development works commence.</p> <p>13. That the house on site (1) be omitted from the development and that this site be reserved as provisional public open space until condition No. 11 hereof is satisfied; the land on site 1 to be levelled, soiled and seeded to the satisfaction of the Parks Superintendent and made available to the residents in the event of a satisfactory alternative area of open space not being acquired.</p>	<p>11. In the interests of the proper planning and development of the area.</p> <p>12. In the interests of amenity.</p> <p>13. In the interests of the proper planning and development of the area.</p>

on behalf of the Dublin County Council:

[Signature]
for Senior Administrative Officer

Date: **2nd November, 1976**

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.