

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.3473	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.1037
1. LOCATION	"Floraville", Monastery Road, Clondalkin		
2. PROPOSAL	Revised house type for 72 houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 5th May, 1976	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Gallagher Group Ltd. Address 23 Clare Street, Dublin 2.		
5. APPLICANT	Name As above Address As above		
6. DECISION	O.C.M. No. P/2062/76 Date 2/7/76		Notified 2nd July, 1976 Effect To Grant Permission
7. GRANT	O.C.M. No. P/2586/76 Date 18/8/76		Notified 18th August, 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

TELEPHONE 2951 (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 **1/2562/76 - 1/7/76**

Gallagher Group Ltd.,

Register Reference No. **E.1037**

Architects Dept.,

Planning Control No. **3473**

23 Clare Street, Dublin 2.

Application Received on **5/5/76**

Applicant: **Gallagher Group Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed revised house type for 72 houses at "Floreville", Bonaventure Road.

Conditions	Reasons for Conditions
1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application. 2. That before development commences, approval under the Building Bye-laws be obtained, and all conditions of that approval be observed in the development. 3. That 6 ft. high screen walls of brickwork or rendered blockwork suitably capped and finished to be constructed at all necessary locations to screen rear gardens from public view. 4. That the areas shown as open space be reserved as public open space and levelled, seeded, mowed and landscaped to the satisfaction of the County Council and be available for use by residents on completion of their dwellings. 5. 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 work. 6. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site. 7. That details of the proposed public lighting arrangements be submitted to and approved by the Co. Council so as to provide street lighting to the standard required by the County Council.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained. 2. In order to comply with the Sanitary Services Act, 1878-1964. 3. In the interest of visual amenity. 4. In the interest of the proper planning and development of the area. 5. To protect the amenities of the area. 6. In the interest of amenity. 7. In the interests of amenity and public safety.

Continued/overleaf.

on behalf of the Dublin County Council:

[Signature]
for Senior Administrative Officer

Form 4

Date: 18th August, 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.

Continued/

8. That no dwelling be occupied until all services have been connected thereto and are operational. In this regard the applicants to consult with the Sanitary Services Engineer and agree with him on a suitable phasing development having regard to the lack of pipe capacity in the existing foul sewer in the area.

9. That the depths of all rear gardens be a minimum of thirty five (35) feet.

10. That a minimum building line of twenty five feet be provided throughout the Estate.

11. That a pedestrian way be made available to the existing estate through site 51. Details for the pedestrian way to be submitted and approved.

12. 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, watermain 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, watermain and drains are taken-in-charge by the Council.

or/
(b) Lodgment with the Council of £11,250 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.

8. In the interest of the planning and development of the area and in order to comply with the Sanitary Services Act, 1878-1964.

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

10. In the interests of the proper planning and development of the area.

11. In the interest of pedestrian safety.

12. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent discontinuity in the development.

MK
For Senior Administrative Officer.

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DUBLIN COUNTY COUNCIL

76-2951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To: Callaghan Group Ltd.,
Architects Dept.,
23 Clara Street, Dublin 2.
Applicant: Callaghan Group Ltd.

Decision Order
Number and Date 2/3042/76 - 2/7/76
Register Reference No. E.1037
Planning Control No. 3473
Application Received on 9/5/76

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

Proposed revised house to be for 72 houses at "Floraville", "Sanctuary Road."

Conditions	Reasons for Conditions
<u>continued/</u> 12. (a) Lodgment with the Planning Authority of a letter of guarantee issued to 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 either case has been acknowledged in writing by the Council. 13. That a financial contribution in the sum of £11,250 (eleven thousand, two hundred and fifty pounds) be paid by the applicants to the Dublin Co. 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. 14. That the developer maintain all roads and services in the estate in a proper manner until taken over by the Co. Council. 15. That the water supply and drainage arrangements be in accordance with the requirements of the County Council. 16. That the necessary land for the widening and improvement of Sanctuary Road be made available to the County Council when required.	13. The provision of such services in the area by the Council facilitates the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services. 14. To protect the amenity of the area. 15. In order to comply with the Sanitary Services Acts, 1878-1954. 16. In the interests of the proper planning and development of the area. <u>Continued/overleaf.</u>

behalf of the Dublin County Council:

W.K.
for Senior Administrative Officer

Form 4

Date: 18th August, 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.

Continued/

17. That a pedestrian way or footpath be provided through the open spaces from site 1 to Monastery Road and from site 45 to Monastery Road. The location of the pedestrian ways to be agreed with the Parks Superintendent.

18. A footpath to the satisfaction of the Roads Engineer to be constructed across the Monastery Road frontage of the site.

19. That provision be made for a pedestrian way across site 7 or 8 to provide access to open space on adjoining lands.

20. Requirements of the Roads Engineer to be strictly adhered to in this development.

21. That a tree survey be carried out and submitted for approval to the Planning Authority prior to commencement of development. This tree survey to show all existing trees on the site and identify those trees which are to be retained and those to be removed. The applicant to indicate also what steps he will take to ensure that the trees to be retained are protected during the course of the development.

17. In the interest of pedestrian safety.

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.

21. In the interest of residential amenity.


For Senior Administrative Officer.