

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 3473	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER	REGISTER REFERENCE H.2651												
1. LOCATION	Monastery Road, Clondalkin, Co. Dublin.													
2. PROPOSAL	Housing development.													
3. TYPE & DATE OF APPLICATION	<table border="1"> <tr> <th data-bbox="658 757 762 802">TYPE</th> <th data-bbox="772 757 1114 802">Date Received</th> </tr> <tr> <td data-bbox="658 817 762 862">P.</td> <td data-bbox="772 817 1114 862">11th Dec., 1975.</td> </tr> </table>	TYPE	Date Received	P.	11th Dec., 1975.	<table border="1"> <tr> <th colspan="2" data-bbox="1145 698 1871 743">Date Further Particulars</th> </tr> <tr> <th data-bbox="1145 728 1508 772">(a) Requested</th> <th data-bbox="1518 728 1871 772">(b) Received</th> </tr> <tr> <td data-bbox="1145 787 1508 832">1.</td> <td data-bbox="1518 787 1871 832">1.</td> </tr> <tr> <td data-bbox="1145 847 1508 892">2.</td> <td data-bbox="1518 847 1871 892">2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.
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1.	1.													
2.	2.													
4. SUBMITTED BY	Name Healy Homes Limited, Address 46, Upr. Mount Street, Dublin, 2.													
5. APPLICANT	Name Tyrconnell Developments Limited, Address 46, Upper Mount Street, Dublin, 2.													
6. DECISION	O.C.M. No. P/397/76 Date 10/2/76	Notified 10/2/76 Effect To Grant Permission												
7. GRANT	O.C.M. No. P/816/76 Date 23/3/76	Notified 23rd March, 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.														

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 : Decision Order
Number and Date..... **P/397/76 - 10/2/76**

Register Reference No..... **W. 2651**

Planning Control No..... **3473**

Application Received on..... **11/12/75**

Healy Homes Ltd.,
46 Upper Mount St.,
Dublin 2.
Applicant **Tycommsall Developments Ltd.**

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

Proposed housing development at Monastery Road, Clondalkin..

Conditions	Reasons for Conditions
<p>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.</p> <p>2. That ^{Building Bye-Laws} Building Bye-Laws approval shall be obtained and any conditions of such approval be observed in the development.</p> <p>3. 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 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 development.</p> <p>4. That 6-ft. high screen walls of brickwork or concrete blockwork suitably finished and capped be constructed at all necessary locations to screen rear gardens from public view. These locations are inter alia, as follows: The rear of sites 1 to 7 incl. and site 33. The flank of sites 1, 7, 8, 25, 33, 47, 50, 60, 67 and 77.</p> <p>5. That the wall surrounding the open space shown adjacent to site 33 be the subject of consultation and agreement with the Planning Authority prior to completion of the estate.</p> <p>That the areas shown as open space be reserved as public open space and levelled, mowed, seeded and landscaped to the</p>	<p>1. To ensure that the development be in accordance with the permission and effective control maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1875-1964.</p> <p>3. In the interest of residential amenity.</p> <p>4. In the interest of the proper planning and development of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p> <p>6. In the interest of the proper planning and development of the area.</p> <p style="text-align: right;">Continued/overleaf.</p>

On behalf of the Dublin County Council : for

MJK
Senior Administrative Officer

23rd March, 1976

Form 4

Date :

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.

6. satisfaction of the County Council and be available for use by residents on completion of their dwellings.

7. That all necessary measures to 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.

8. That all public services to the proposed development, including electrical, communal television and telephone cables and equipment be located underground throughout the entire site.

9. 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.

10. That no dwellinghouse 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 of development having regard to the lack of pipe capacity in the existing foul sewer in the area.

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

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

13. That pedestrian access be made available to the existing estate opposite site 33. Details of this pedestrian way to be submitted to the Planning Authority for approval.

14. 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

7. To protect the amenities of the area.

8. In the interest of amenity.

9. In the interests of amenity and public safety.

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

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

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

13. In the interest of public safety.

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

Continued/.....

MIC
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 :

Healy Homes Ltd.,
46 Upper Mount Street,
Dublin 2.

Applicant : Tyrconnell Developments Ltd.

Decision Order
Number and Date: 7/297/76 - 10/2/76

Register Reference No. R.2651

Planning Control No. 3473

Application Received on 11/12/75

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

Proposed housing development at Monastery Road, Clondalkin.

Conditions

Reasons for Conditions

14. of Roads, open spaces, car-parks, sewers, watermains or drains has been given by:
(a) Lodgement 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 spaces, car-parks, sewers, watermains and drains are taken-in-charge by the Council.

or/
(b) Lodgement 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.

or/
(c) 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 either case has been acknowledged in writing by the Council.

15. 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 County Council, towards the cost of provision of public services in the area of the proposed development and which facilitate this development;

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

Continued/overleaf.

Member of the Dublin County Council :

for

AMK
Senior Administrative Officer

Form 4

23rd March, 1976

Date :

Council under Building Bye - Laws must be obtained before the development is commenced and the terms of complied with in the carrying out of the work.

15. this contribution to be paid before the commencement of development on the site.

16. That the developer maintain all roads and services in the estate in a proper manner until taken over by the County Council.

17. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.

18. That the necessary land for the widening and improvement of Monastery Road be made available to the County Council when required.

19. That houses 48 and 49 be omitted.

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

16. To protect the amenities of the area.

17. In order to comply with the Sanitary Services Acts, 1878-1964.

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

19. The inclusion of these houses will result in an excessive density for this estate.

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

MK
for Senior Administrative Officer.