

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963		REGISTER REFERENCE	
P.C. 3473	PLANNING REGISTER		G.2491	
1. LOCATION	Kilraville, Clonsilla, Co. Dublin			
2. PROPOSAL	Housing development. (65 houses)			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name	Tyrconnell Dev. Ltd.,		
	Address	46, Upper Mount Street, Dublin, 2.		
5. APPLICANT	Name	Do.		
	Address			
6. DECISION	O.C.M. No.	P/148/75	Notified	17/1/75
	Date	17/1/75	Effect	To Grant Permission
7. GRANT	O.C.M. No.	P/598/75	Notified	5/3/75
	Date	5/3/75	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

P/598/75
5/3/75

42951 (Ext. 131)

PLANNING DEPARTMENT.
46-49 DAME STREET,
DUBLIN 2

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

XXXXXX

To :
Tyronnell Developments Ltd.,

Decision Order P/146/75 17/1/75.
Number and Date.

45, Upper Mount St.,

U. 2491

Dublin, 2.

Register Reference No. 2473

Planning Control No. 18th Nov., 1974.

Tyronnell Developments Ltd.

Applicant :

Application Received on

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed housing development at Fieraville, Clondalkin.

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 save as is in the conditions hereunder otherwise required.
2. That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the Development.
3. That the houses on sites 50 to 65 incl., and the road fronting these houses be omitted from the development.
4. 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 what steps he will take to ensure that the trees to be retained are protected during the course of development.
5. That a concrete block screen wall suitably capped and finished 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 6 incl 27, 61, 62, 63 and the flank of sites 1, 6, 7, 22, 27, 37, 46, 61 and 62.
6. That the pedestrian way between sites 61 and 62 be extended out the Monastery Road in the north west corner of the site.

1. To ensure that the development be in accordance with the permission and effective control maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. It is considered that the connection of this road to the new estate road should be located as far as possible from Monastery Road.
4. In the interest of residential amenity.
5. In the interest of residential amenity.
6. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council :

XXXXX

M. Keating
County Secretary

for Senior Administrative Officer
3th March, 1975

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.

7. That the areas shown as open space be reserved, as public open space and levelled, sited, seeded and landscaped to the satisfaction of the County Council and be available for use by residents on completion of their dwellings.
8. 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.
9. That all public services to the proposed development including electrical, communal television and telephone cables and equipment be located underground throughout the entire site.
10. 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.
11. That no dwellings be occupied until all the 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.
12. That the depths of all rear gardens be a minimum of thirty five (35) feet.
13. That a minimum building line of twenty-five feet be provided throughout the Estate.
14. That pedestrian access only be made available to the existing estate opposite site 27. Details of this pedestrian way to be submitted for approval.
15. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services
7. In the interest of the proper planning and development of the area.
8. To protect the amenities of the area.
9. In the interest of amenity.
10. In the interests of amenity and public safety.
11. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1964.
12. In the interest of the proper planning and development of the area.
13. In the interest of the proper planning and development of the area.
14. In the interest of public safety.
15. 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

For Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

42951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To :
Tyrconnell Developments Ltd.,
46, Upper Mount St.,
Dublin, 2.
Applicant : **Tyrconnell Developments Ltd.**

Decision Order **P/146/76 IN/XX 27/2/76**
Number and Date.....
Register Reference No. **B. 2481**
Planning Control No. **2472**
Application Received on **10th Nov. '74.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed housing development at Floraville Clonsalkin.

Conditions	Reasons for Conditions
13. <u>Continued</u> 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 Co. Bond in the sum of \$10,000 (ten thousand pounds) or (b) Lodgement with the Council of an amount £7,000 (seven thousand pounds) 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 specifications; (c) Lodgement with the Planning Authority of a letter of guarantee issued by any body 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. 14. 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 this contribution to be paid before the commencement of development on the site.	15. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council :

M. Keating
County Secretary
For Senior Administrative Officer
5th March, 1975

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.