

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 2183	
1. LOCATION	554-565 incl., 179-185 incl., 435-439 incl., 151-154 incl., 492-513 incl., @ St. John's Meadows, St. John's Road, Clondalkin.			
2. PROPOSAL	Substitution of house type. S			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 30.11.1982.	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name A.S. Tomkins. Address 308, Clontarf Road, D.3.			
5. APPLICANT	Name Dwyer Nolan Developments Ltd. Address 11, Mespil Road, D.4.			
6. DECISION	O.C.M. No. PA/149/83 Date 28th Jan., 1983		Notified 28th Jan., 1983 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/66/83 Date 9th March, 1983		Notified 9th March, 1983 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.				

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

P / 66. / 8

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976 **1963/1982.**

To: A.S. Tomkins,
308 Clontarf Road,
DUBLIN 3.

Decision Order **PA/149/83** **28.1.83**
Number and Date
Register Reference No. **KA 2183**
Planning Control No. **9865/1699/9043**
Application Received on **30.11.82**

Applicant Dwyer Nolan Developments.

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

substitution of house type on sites 534-545 incl., 179-183 incl., 435-437 incl.,
151-154 incl., and 492-513 incl., at St. John's Meadows, St. John's Road, Clontarf.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.</p> <p>3. <i>PK each</i> That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £321,000.00 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. 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.</p>

(Contd)

Signed on behalf of the Dublin County Council:.....

IMPORTANT: Turn overleaf for further information.

for Principal Officer

Date: **9 MAR 1983**

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.

CONDITIONS

REASONS FOR CONDITIONS

3. 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, carparks, sewers, watermain or drains has been given by **in respect of the overall development:-**

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£250,000.00**

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

Or/

(b) Lodgment with the Council of **cash of £100,000.00** 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 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 lodgment in either case has been acknowledged in writing by the Council.

Note: 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.

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

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DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Tel. 724755(Ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982

To: **A.S. Thomkins,**
308 Clontarf Road,
DUBLIN 3.

Decision Order
Number and Date **PA/149/83 28.1.83**

Register Reference No. **XA 2183**

Planning Control No. **9865/1699/9043**

Application Received on **30.11.82**

Applicant **Dwyer Nolan Developments**

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

**substitution of house type on sites 554-565 incl., 179-183 incl., 435-439 incl.,
151-154 incl., and 491-513 incl., at St. John's Meadows, St. John's Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
6. 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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
8. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
That the area shown as open space be levelled, sown, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

IMPORTANT: Turn overleaf for further information.

9 MAR 1983

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.

CONDITIONS

REASONS FOR CONDITIONS

11. That all watermain tappings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
13. That screen walls in block or similar durable materials not less than 2 metres 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.
14. That a minimum of 7ft. 6ins. separation be provided between each pair of terraces of houses.
15. That a financial contribution of £150. per house be paid by the applicant to Dublin County Council as a contribution towards the construction of major roads in the area before development commences.
16. That the applicant construct at the commencement of development to the satisfaction of Roads Engineer, and including necessary bridging/culverting of the Canal, the 135ft. (approx.) length of the Slot Road from the River Canal Southwards.
17. The applicant to construct at the commencement of development, Road no. 1, from the "Slot Road" to provide satisfactory access to building operations within the estate. All building operations for the northern part of the development to be carried out via the "Slot Road" and Road no. 1.
18. The areas indicated as public open space shall be dedicated to the Council, fenced off and kept in a tidy condition throughout the development of the site and shall not be used for anything other than public open space. ~~Details of public open space to be in accordance with the requirements of the Development Plan. Details to be agreed with the Planning Authority.~~

11. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.
12. In the interest of the proper planning and development of the area.
13. In the interest of visual amenity.
14. In the interest of proper planning and development of the area.
15. In the interest of the proper planning and development of the area.
16. In the interest of the proper planning and development of the area.
17. In the interest of the proper planning and development of the area.
18. In the interest of amenity.

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DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982

To **M. A.S. Tomkins,**
308 Clontarf Road,
DUBLIN 3.
Dwyer Nolan Developments.

Decision Order
Number and Date **PA/149/83 28.1.83**
Register Reference No. **XA 2153**
Planning Control No. **9463/1699/9043**
Application Received on **30.11.82**

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

..... substitution of house type on sites 334-365 incl., 379-385 incl., 435-439 incl.,
131-134 incl., and 491-513 incl., at St. John's Meadows, St. John's Road, Clondalkin.....

CONDITIONS	REASONS FOR CONDITIONS
<p>Contd.</p> <p>19. The location of temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.</p> <p>20. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-</p> <p>a. no more than 1/4 of the development to be discharging prior to Spring 1983,</p> <p>b. no more than 1/4 of the development to be discharging prior to Spring 1984.</p> <p>21. That a minimum front building line of 15ft. be provided and a minimum rear garden depth of 35ft. to all houses.</p> <p>22. That either:-</p> <p>(a) A landscape plan with full works specifications to be submitted and agreed with Parks Superintendent, prior to the commencement of any site works, to include trees, and shrubs proper land drainage, contouring, topsoiling and seeding necessary playlots hard surfaced and fully equipped, 9ft. wide pedestrian way system, hard surfaced basketball pitch fully equipped together with all necessary protective 8ft. high plastic coated chain linked fencing. The details of these proposals are to be the subject of consultation and agreement with the County Council before development commences and the open spaces</p>	<p>19. In the interest of the proper planning and development of the area.</p> <p>20. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>21. In the interest of the proper planning and development of the area.</p> <p>22. In the interest of amenity.</p> <p>.... /Contd.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

Date **9 MAR 1983**

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.

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22. shall be developed in accordance with that plan and specification of the Council as as to be available for use by residents on completion of their dwellings. or/...
(b) A contribution of £300. per house be paid to Dublin County Council as a contribution towards the development of open space throughout the estate.

23. That arrangements for compliance with condition 24 of Order PA/572/82, (WA 1776), (which permission the applicant referred to in letter to Planning Department dated 7.9.82) be made by the applicant before the commencement of development. This condition states "That the remaining land on both sides of St. John's Road in the applicants ownership and required for the construction of the "Slat Road" be made available to the County Council at a price of £15,000. per acre. This land to be made available to the County Council immediately on commencement of development on foot of this permission". The making available of the land referred to in the condition 24 of WA 1776 was part of the planning application was granted permission by Order no. PA/572/82, (WA 1776)
24. That plans for landscaping of roadside margins including street planting to be submitted to and agreed with the Parks Department prior to the commencement of development.

25. That all relevant conditions of Order No. PA/2294/82 (XA 1348) be strictly adhered to in this development.

22. In the interest of amenity.

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

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

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

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