

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1870	
1. LOCATION	Gibraltar, Buck & Hounds, Clondalkin Townland, Clondalkin			
2. PROPOSAL	Amendments to approved residential development			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P.	4.10.82	1. 2.	1. 2.
4. SUBMITTED BY	Name Crossspan Developments Ltd., Address 89 Upper Leeson Street, Dublin 4			
5. APPLICANT	Name Crossspan Developments Ltd., Address			
6. DECISION	O.C.M. No. PA/2982/82 Date 3rd Dec., 1982		Notified 3rd Dec., 1982 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/819/83 Date 10th Jan., 1983		Notified 10th Jan., 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

P30/819/83

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~~ 1963-1982.

To: **Crossan Developments Ltd.,**

89 Upper Leeson St.,

Dublin 4,

Decision Order **PA/2982/82** 3/12/82.

Number and Date

Register Reference No. **XA 1870**

Planning Control No. **16991/9043**

Application Received on **4/10/82**

Applicant **Crossan Developments Ltd.**

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

**Proposed amendments to approved residential development at Gibraltar, Buck and
Haunds, Clondalkin Townlands, Clondalkin.**

CONDITIONS

1. Subject to the conditions of this permission the development to 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 to be obtained and all conditions of that approval to be observed in the development.
3. That ~~each proposed~~ **each proposed** house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£90,600.** 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.

REASONS FOR CONDITIONS

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 Acts, 1878 - 1964.
3. To prevent unauthorised development.
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.

(Contd)

Signed on behalf of the Dublin County Council:

IMPORTANT: Turn overleaf for further information.

for Principal Officer

Date:

10 JAN 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, watermainns or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£115,000. (One hundred and fifteen thousand pounds)**, 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, watermainns and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of **a cash sum of £25,000.** 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 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.

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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PLANNING DEPARTMENT
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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: **Crossan Developments Ltd.,**

Decision Order

PA/2982/82: 3/12/82.

Number and Date

89, Upper Leeson St.,

XA 1870

Dublin 4.

Register Reference No.

Planning Control No. **16991/9053**

Application Received on

4/10/82

Applicant **Crossan Developments Ltd.**

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

Proposed amendments to approved residential development at Gibraltar, Buck and Hounds, Clondalkin Townlands, 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, sorted, 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.

(Contd . . .)

Signed on behalf of the Dublin County Council:

for Principal Officer

10 JAN 1983

Date:

IMPORTANT: Turn overleaf for further information.

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 tapings 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 7'6" separation be provided between each pair of terrace of houses.
15. That a financial contribution of £250.00 per house be paid by the applicant to Dublin County Council as a contribution towards the construction of major roads in the area. This contribution to be paid prior to commencement of development.
16. That the applicant widen, at this own expense the Old Naas Road to a 30ft. carriageway and provide a 14ft. wide grass margin and a 6ft. footpath on the northern side of the carriageway at the commencement of development along the full extent of the southern boundary of the applicants land holding as identified in Reg. Ref. WA 1776. Details of this road improvement to be agreed with the Planning Authority.
17. That a minimum front building line of 15ft. be provided to all houses fronting onto Road 4.

11. 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 the 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.

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DUBLIN 1

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1958 & 1978
1953-1982.

To: **Crossan Developments Ltd.**
89 Upper Leeson St.,
Dublin 4.

Decision Order
Number and Date **PA/1982/82: 3/12/82.**

Register Reference No. **XA 1870**

Planning Control No. **16991/9043**

Application Received on **4/10/82**

Applicant **Crossan Developments Ltd.**

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

**Proposed amendments to approved residential development at Gibraltar,
Buck & Mounds, Clondalkin Townlands, Clondalkin.**

CONDITIONS

18. That a maximum of 100no. houses be permitted to be developed from the Old Naas Road until such time as improvements to the Old Naas Road east of the applicant's site have taken place. Details as to the particular 100 houses and as to how the limitation of through access is to be achieved to be agreed with the Planning Authority prior to commencement of development.

19. The areas within indicated as ^{public} open space indicating the open space required under Reg. Ref. WA 1776, shall be dedicated to the Council, fenced off and kept in a tidy condition through out the development of the site and shall not be used for dumping of topsoil or for site offices, compounds etc.

20. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.

21. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-

- a. no more than 1/2 of the development to be discharging prior to Spring '83.
- b. no more than 1/2 of the development to be discharging prior to Spring '84.

REASONS FOR CONDITIONS

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

19. In the interest of amenity.

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

21. In order to comply with the Sanitary Services Acts, 1875-1964.

Cont....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **10 JAN 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.

FUTURE PRINT

22. In relation to the proposals for surface ~~water drainage~~ water drainage, a portion of the proposed twin 1200mm pipeline is located in County Council property. A wayleave must be negotiated before any work on the outfall commences. Details to be agreed with Sanitary Services Department. Additionally the surface water sewer from manhole 536 all be extended to the southside of the manhole on Road 4. No occupation of any of the proposed houses is to take place before the construction of the surface water outfall is completed.

23. In relation to water supply a watermain layout for the development indicating mains, their sizes shall be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.

24. That a minimum front building line of 25ft. be provided (except for those houses referred to in condition 17) and a minimum rear garden depth of 35ft. to all houses.

25. That either:-

(a) A landscape plan with full works specification to be submitted and agreed with Parks Superintendent, prior to the commencement of any site works, to ~~include~~ include trees and shrubs, proper land drainage, contouring, topsoiling and seeding, necessary playlets hard surfaced and fully equipped, 9ft. wide pedestrian way system ~~in~~ hard surfaced, ~~and~~ basketball pitch ~~fully equipped together with all~~ pitch fully equipped together with all necessary protective 6ft. high plastic coated chain link fencing. The details of these proposals are to be the subject of consultation and agreement with the County Council before development commences and the works to be carried out in accordance with that plan so as to provide fully developed open space areas for use by the 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. This contribution to be paid prior to commencement of development of the site.

22. In order to comply with the Sanitary Services Act, 1878 1964.

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

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

25. In the interest of amenity.

Cont....

P.K.

DUBLIN COUNTY COUNCIL

PA/819/83

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

To: **Crossspan Developments Ltd.,**

Decision Order

PA/2982/82: 3/12/82.

Number and Date

PA 1870

89 Upper Leeson St.,

Register Reference No.

16991/9043

Dublin 4.

Planning Control No.

4/10/82

Crossspan Developments Ltd.

Application Received on

Applicant

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

Proposed amendments to approved residential development at Gibraltar, Back

and Bounds, Clonsilla Townlands, Clonsilla.

CONDITIONS

26. That plans for landscaping of roadside margins including street tree planting be submitted to and agreed with the Parks Department prior to commencement of development.

27. 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 Slot Road be made available to the County Council at a price of £15,000. per acre. This money to be paid by reducing the £250. per house contribution by the appropriate amount. This land to be made available to the County Council immediately on commencement of development on foot of this permission". The condition No. 24 of WA 1776, was part of the planning application granted permission by Order No. PA/572/82, (WA 1776).

28. That all relevant conditions of Order No. PA/572/82, (WA 1776) be strictly adhered to in the development.

29. That the roundabout at the junction between the Old Nass Road and Road 4 be constructed by the applicant to the requirements of the Roads Engineer.

REASONS FOR CONDITIONS

26. In the interest of visual amenity.

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

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

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

Cont...

Signed on behalf of the Dublin County Council:

for Principal Officer

10 JAN 1983

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.

FUTURE PRINT

30. That provision be made for the possible future extension of roads 18, 21 and 22.

30. In the interest of the pre planning and development of the area.

AK.