

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 1803				
1. LOCATION	Sites 186 - 209 incl., and 481 - 535 incl, St. John's Meadows, St. John's Road, Clondalkin, Co. Dublin.						
2. PROPOSAL	Substitution of house types, S						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received				
	P	22nd Sept., 1982	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> </tr> <tr> <td style="border-bottom: 1px solid black;">2.</td> <td style="border-bottom: 1px solid black;">2.</td> </tr> </table>	1.	1.	2.	2.
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2.	2.						
4. SUBMITTED BY	Name A. S. Tomkins, Address 308, Clontarf Road, Dublin 3.						
5. APPLICANT	Name Dwyer Nolan Developments Ltd., Address 11, Mespil Road, Dublin 4.						
6. DECISION	O.C.M. No. PA/2890/82 Date 19th Nov., 1982		Notified 19th Nov., 1982 Effect To grant permission,				
7. GRANT	O.C.M. No. PBD/813/83 Date 4th Jan., 1983		Notified 4th 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

PB/813/83

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.~~

To: **A. S. Tomkins,**
308 Clontarf Road,
Dublin 3.

Decision Order **PA/2890/82:** **19/11/82.**
Number and Date

XA 1803

Register Reference No.

9865

Planning Control No.

21/9/82

Application Received on

Applicant **Dwyer Nolan Developments Ltd.**

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

Proposed substitution of house types on sites 186-208 incl. and 481-535 incl.,

at St. John's Meadow, St. John's Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</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. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £231,640. 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:.....

for Principal Officer

II. **IMPORTANT: Turn overleaf for further information.**

Date:

04 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

5. 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, watermains 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 **£200,000. (Two hundred 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, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of **a cash sum of £90,000.** 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.

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

(Contd. ...)

11

DUBLIN COUNTY COUNCIL

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 ~~1963-1976~~ 1963-1982.

To: **A. S. Tomkins,**

Decision Order **PA/2890/82** **19/11/82.**
Number and Date

308 Clontarf Road,

XA 1803

Dublin 5.

Register Reference No.

Planning Control No. **9865**

Application Received on **22/9/82**

Dwyer Nolan Developments Ltd.

Applicant

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

1 Proposed substitution of house types on sites 184-204incl. and 481-515incl.,

at St. Johns Meadow, St. Johns 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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
- ~~That the area shown as open space be reserved, sited, seeded and landscaped to the satisfaction of the County Council and be available for use by residents 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.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety
9. In the interest of the proper planning and development of the area.
- ~~In the interest of the proper planning and development of the area.~~
10. In order to comply with the Sanitary Services Acts, 1878 — 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

04 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.

DUBLIN COUNTY COUNCIL

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DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
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DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

~~1963-1982~~ 1963-1982.

To: **A. S. Tomkins,**
308 Clontarf Road,
Dublin 3.

Decision Order
Number and Date **PA/2890/82: 19/11/82.**

Register Reference No. **XA 1803**

Planning Control No. **9865**

Application Received on **22/9/82**

Applicant **Dwyer Nolan Developments Ltd.**

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

*** Proposed substitution of house types on sites 186-209 incl. and 481-535 incl.
at St. Johns Meadows, St. Johns Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
<p>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 dumping of rubbish or for site offices, compounds etc. Areas of open space to be in accordance with the requirements of the Development Plan. Details to be agreed with the Planning Authority.</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 development to be discharging prior to Spring 1984.</p> <p>21. In relation to the proposals for surface water drainage, a portion of the proposed twin 1200mm pipeline is located in County Council property. A wayleave must be negotiated before any works on the outfall commences. Details to be agreed with Sanitary Services Department. Additionally the surface water sewer from manhole 366 shall 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.</p>	<p>18. In the interest of amenity.</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 order to comply with the Sanitary Services Acts, 1878-1964.</p>

Cont.....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

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

23. That a minimum front building line of 25ft. be provided and a minimum rear garden depth of 35ft. to all houses.

24. That either:-

(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 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 open spaces shall be developed in accordance with that plan and specifications of the Council so 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.

25. 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:-

Cont.....

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

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

24. In the interest of amenity.

Cont....

15

DUBLIN COUNTY COUNCIL

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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

~~XXXXXXXX~~ 1963-1982.

To: A. S. Tomkins,
308 Clontarf Road,
Dublin 5.

Decision Order
Number and Date PA/2890/82: 19/11/82.

Register Reference No. XA 1803

Planning Control No. 9863

Application Received on 22/9/82

Applicant

Dwyer Nolan Developments Ltd.

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

Proposed substitution of house types on sites 186-289 incl. and 481-533 incl.
at St. Johns Meadows St. Johns Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>25. cont.... "That the remaining land on both sides of St. Johns Road in the applicants ownership be and required for the construction of the "Slit 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 next condition 24 of WA 1776 was part of the planning application that was granted permission by Order Order No. PA/572/82 (WA 1776).</p> <p>26. 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.</p> <p>27. That all relevant conditions of Order No. PA/2294/82, (XA 1348) be strictly adhered to in this development.</p> <p>28. That this permission relates only to the two bedroom houses on sites 481-491 incl. and 514-535 incl.</p> <p>NOTE: The Planning Authority is concerned that the rate of construction of 2 bedroom houses is outstripping the number of 3 bedroom units. In any future applications the the applicant is advised to indicate the estimated overall pattern of development of the estate in terms of numbers of 2 bedrooms and 3 bedroom houses envisaged.</p>	<p>26. In the interest of the proper planning and development of the area.</p> <p>27. In the interest of the proper planning and development of the area.</p> <p>28. It is considered that the development of the two bedroom bungalowhouse type on the other sites referred to in the application would result in an over provision of this house type within the estate and the exclusion of these proposed houses would be in the interest of the proper planning and development of the area.</p>

for Principal Officer

Date:

04 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