

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE <b>XA 1575</b>	
1. LOCATION	Sites 119-185 incl., 435-439 incl., 536-565 incl., at Commons Fairview Commons, Clondalkin Townland, Clondalkin,			
2. PROPOSAL	Substitution of house types, <span style="float: right; font-size: 2em;">S</span>			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
			1. ....	1. ....
			2. ....	2. ....
	P	19th Aug., 1982		
4. SUBMITTED BY	Name <b>A. S. Tomkins,</b> Address <b>308, Clontarf Road, Dublin 3.</b>			
5. APPLICANT	Name <b>Dwyer Nolan developments Ltd.,</b> Address <b>11, Mespil Road, Dublin 4.</b>			
6. DECISION	O.C.M. No. <b>PA/2589/82</b>		Notified <b>18th Oct., 1982</b>	
	Date <b>18th Oct., 1982</b>		Effect <b>To grant permission,</b>	
7. GRANT	O.C.M. No. <b>PBD/757/82</b>		Notified <b>2nd Dec., 1982</b>	
	Date <b>2nd Dec., 1982</b>		Effect <b>Permission granted,</b>	
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.				
Prepared by .....		Copy issued by ..... Registrar.		
Checked by .....		Date .....		
		Co. Accts. Receipt No .....		

# DUBLIN COUNTY COUNCIL

P.D./257/82

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. Tonnins, Decision Order  
308 Clontarf Road, Number and Date PA/2589/82 18/10/82  
Dublin 3. Register Reference No. IA 1573  
Planning Control No. \_\_\_\_\_  
Application Received on 19/8/82  
Applicant Dwyer Nolan Developments Ltd.

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

substitution of house type for 102 dwellings on sites 119-183 incl./and 336-363 incl. at  
Commons, Fairview Commons, Clondalkin Townland, 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 <u>£231,640.</u> 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: \_\_\_\_\_

2 DEC 1982

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

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:

~~of the overall development has been given by:-~~  
 (a) Lodgement with the Council of an approved 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, watermain and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of ~~£200,000~~ 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.

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. ...)

*PK*

# 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, 1963-1982

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

Decision Order  
Number and Date **PA/8589/82 18/10/82**

Register Reference No. **XA 1375**

Planning Control No. ....

Application Received on **19/8/82**

Applicant **Dwyer Nolan Developments Ltd.**

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

**substitution of house type for 102 dwellings on sites 119-185 incl. 435-439 incl., and 536-555 incl. at Commons, Fairview Commons, Clondalkin Townland, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p><del>That the site be landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.</del></p> <p>10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>5 To protect the amenities of the area.</p> <p>7 In the interest of amenity.</p> <p>8 In the interest of amenity and public safety</p> <p>9 In the interest of the proper planning and development of the area.</p> <p><del>XXXXXX In the interest of the proper planning and development of the area.</del></p> <p>10 In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd . . . .)

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

for Principal Officer

Date: .....

2 DEC 1982

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 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 or terrace of houses.
15. That a financial contribution of £250. 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 low bridging/culverting of the Camac, the 135ft. (approx.) length of the Slet Road from the Camac southwards.
17. The applicant to construct at the commencement of development Road no. 1 from the "Slet Road" to provide satisfactory access to low building operations within the estate. All building operations for the northern part of the development to be carried out via the "Slet Road" and Road no. 1.

- 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 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 COUNTY COUNCIL

P 757 / 82

Tel. 724755(Ext. 262/264)

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

## Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963-1982

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

Decision Order Number and Date **PA/2589/82 18/10/82**  
Register Reference No. **XA 1575**  
Planning Control No. ....  
Application Received on **19/8/82**

Applicant **Dwyer Nolan Developments Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**435-439 incl.,**  
**substitution of house type for 102 dwellings on sites 119-183 incl./ and 336-363 incl.**  
**at Commons, Fairview Commons, Clondalkin Townland, 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 topsoil or as for site offices, compounds etc.</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 1/3 of development to be discharging prior to Spring 1983.</p> <p>b. no more than 2/3 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 work on the outfall commences. Details to be agreed with Sanitary Services Department. Additionally the surface water sewer from manhole <del>536</del> 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>22. 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.</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> <p>22. In order to comply with the Sanitary Services Acts 1878-1964.</p>

Contd./.....

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

for Principal Officer  
**- 2 DEC 1982**  
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

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 playlets 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 specification to the satisfaction 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 the Dublin County Council as a contribution towards the development of open space throughout the estate prior to commencement of development.

25. 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.

26. That any 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 condition 24 of WA 1776 was part of the planning application granted permission by Order No. PA/572/82, (WA 1776).

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

24. In the interest of amenity.

25. In the interest of visual amenity

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

Contd./.....

*PK*

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# DUBLIN COUNTY COUNCIL

PD/757/82

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. Teakins,**  
**308, Clontarf Road,**  
**Dublin 3.**

Decision Order  
Number and Date **PA/2509/82, 18/10/'82**

Register Reference No. **XA.1373**

Planning Control No. **19/8/'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 type for 102 dwellings on sites 119-185, incl. /and 536-565**  
**incl. at Commons, Fairview Commons, Clondalkin Townland, Clondalkin.**

## CONDITIONS

**27. That this permission relates only to the**  
**development of houses on sites 536-553 incl. and**  
**153-181 incl.**

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

## REASONS FOR CONDITIONS

**27. It is considered that the develop-**  
**ment of two bedroomed dwellings on**  
**the other sites referred to in the**  
**application would result in an over**  
**population provision of this type**  
**of housing in the estate as a whole**  
**and the restriction of the develop-**  
**ment of two bedroomed dwellings**  
**to the sites referred to would be 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.**

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **2 DEC 1982**

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



# DUBLIN COUNTY COUNCIL

P/757/82

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PLANNING DEPARTMENT  
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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

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

Decision Order **PA/2589/82, 18/10/'82**  
Number and Date **XA 1575**

Register Reference No. ....

Planning Control No. **19/8/'82**

Application Received on .....

**Dwyer Nolan Developments Ltd.**

Applicant .....

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

**Proposed substitution of house type for 102 dwellings on sites 119-185, incl. 435-439 incl., and 536-565 incl. at Commons, Fairview Commons, Clondalkin Townland, Clondalkin.**

## CONDITIONS

**27. That this permission relates only to the development of houses on sites 536-553 incl. and 155-181 incl.**

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

## REASONS FOR CONDITIONS

**27. It is considered that the development of two bedroomed dwellings on the other sites referred to in the application would result in an over population provision of this type of housing in the estate as a whole and the restriction of the development of two bedroomed dwellings to the sites referred to would be 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.**

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

for Principal Officer

**2 DEC 1982**

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