

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1348.	
1. LOCATION	Commons, Fairview Commons, Clondalkin Townland, Clondalkin. S			
2. PROPOSAL	565 Dwellings including Roads, Sewers & Ancillary works.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P	13th July, 1982	1. 2.	1. 2.
4. SUBMITTED BY	Name A.S. TOMKINS. Address 308 Clontarf Road, Dublin 3.			
5. APPLICANT	Name DWYER NOLAN DEVELOPMENTS. Address 11 Mespil Road, D.4.			
6. DECISION	O.C.M. No. PA/2294/82 Date 10th Sept., 1982		Notified 10th Sept., 1982 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/727/82 Date 14th October '82.		Notified 14th October '82 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		Copy issued by Registrar.		
Checked by		Date		
		Co. Accts. Receipt No		

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 ~~XXXXXX~~ 1963-1982
Local Government (Planning and Development) Acts, 1963 & 1976

To: A.S. Tomkins, Decision Order Number and Date PA/2294/82 10/9/82
308 Clontarf, Road, Register Reference No. XA 1348
Dublin 3. Planning Control No. _____
Application Received on 13/7/82
Applicant Dwyer Mark Nolan Developments Ltd.

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

565 dwellings including Roads, Sewers and ancillary works at Commons, Fairview
Commons, Clondalkin Townland, Clondalkin.

CONDITIONS	REASONS FOR 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.	1 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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.	2 In order to comply with the Sanitary Services Acts, 1878 - 1964.
3 That ^{each} the proposed house be used as a single dwelling unit.	3 To prevent unauthorised development.
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.	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: _____

for Principal Officer

Date: 14th October 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

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:

(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) Lodgment with the Council of **£90,000.00** 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.

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. ...)

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. Tomkins,
308, Clontarf Road,
Dublin 3.
Applicant Dwyer Nolan Developments Ltd.
Decision Order Number and Date PA/2294/82, 10/9/'82
Register Reference No. XA.1348
Planning Control No. 16991/9043/8830
Application Received on 13/7/'82

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

Proposed 565 dwellings including Roads, Sewers and ancillary works at Commons, Fairview.
Commons, Clondalkin Townland, Clondalkin.

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 proposed development be carried out in accordance with the conditions of the Sanitary Services Acts, 1878-1964, and to be carried out in accordance with the conditions of the Sanitary Services Acts, 1878-1964.~~
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASONS FOR CONDITIONS

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

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 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 7' 6" separation be provided between each pair of 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.
16. That the applicant widen at his 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 site. Details of this road improvement to be agreed with the Planning Authority.
17. That a minimum front building line of 35ft. be provided to all houses fronting onto Roads 1 and 4.
18. That the applicant construct at the commencement of development to the satisfaction of the Roads Engineer and including necessary bridging/culverting of the Camac the 135ft. (approx.) length of the Slot Road from the River Camac southwards.

11. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services County Council will facilitate 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.
18. In the interest of the proper planning and development of the area.

Cont../..

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 & 1978 ~~1963-1982~~

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

Decision Order
Number and Date **PA/2294/82** **10/9/82**

Register Reference No. **XA 1348**

Planning Control No.

Application Received on **13/7/82**

Applicant **Dwyer Nolan Developments Ltd.**

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

**565 dwellings including roads, sewers and ancillary works at Commons, Fairview
commons, Clondalkin Townland, Clondalkin.**

CONDITIONS

- 19 The applicant to construct at 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.
20. That a maximum of 100 no. 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.
21. The areas indicated as public open space shall be dedicated to the Council, fenced off and kept in a tidy condition through the development of the site and shall not be used for dumping of ~~any~~ topsoil or for site offices, compounds etc.
22. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.
23. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-
 - (a) no more than $\frac{1}{3}$ of the development to be discharging prior to Spring '83.
 - (b) no more than $\frac{2}{3}$ of development to be discharging prior to Spring '84.

REASONS FOR CONDITIONS

19. In the interest of the proper planning and development of the area.
20. In the interest of the proper planning and development of the area.
21. In the interest of amenity.
22. In the interest of the proper planning and development of the area.
23. In order to comply with the Sanitary Services Acts, 1878-1964,

Contd./....

Signed on behalf of the Dublin County Council:

for Principal Officer

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

24. 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 ~~xxxxxxxxxx~~ ~~xxxxxxxxxx~~ 556 all be extended to the southside of the manhole on Road no. 4. No occupation of any of the proposed houses is to take place before construction of the surface water outfall is completed.

25. In relation to water supply, a watermain ~~lay~~ 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.

26. That a minimum front building line of 25ft. be provided (except for those houses referred to in condition no. 17) and a minimum rear garden depth of 35ft. to all houses.

27. 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 play lots 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 Council before development commences.

Or/.....

(b) A contribution of £300. per house be paid to Dublin County Council as a contribution towards the development of open space ~~thf~~ through out the estate.

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

24. In order to comply with the Sanitary Services Acts 1878-198

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

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

27. In the interest of amenity.

28. In the interest of visual amenity.

PK

DUBLIN COUNTY COUNCIL

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, 1963-1978 ~~1963-1978~~ 1963-1982

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

Decision Order **PA/2294/82** **10/9/82**
Number and Date

XA 1348

Register Reference No.

Planning Control No.

Application Received on **13/7/82**

Dwyer Nolan Developments.

Applicant

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

**565 dwellings including roads, sewers and ancillary works at Commons, Fairview
commons, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
<p>29. That houses on sites 186-209 inclusive and 481-535 incl., shall be excluded from the development.</p> <p>30. Details of satisfactory access to the neighbourhood centre and the church and school sites to be agreed prior to commencement of development. In this regard:-</p> <p>a) access to be provided to the south for the school</p> <p>b) road 6, to continue westwards at of the site of the current application to connect it to the existing road to the east.</p> <p>31. 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. Johns 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 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 it to in Condition No. 24 of WA 1776 was part of the planning application granted permission by Order No. PA/572/82, (WA 1776).</p>	<p>29. It is considered that the development of two bedrooms dwellings on the sites in question would result in an over provision of this type of housing in the estate as a whole and the exclusion of these 2 bedroom dwellings on the sites in question would it be in the interest of the proper planning and development of the area.</p> <p>30. In the interest of the proper planning and development of the area.</p> <p>31. In the interest of the proper planning and development of the area.</p>

* This money to be paid by reducing the £250 per house contribution by the appropriate amount.

Signed on behalf of the Dublin County Council:

for Principal Officer

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