COMHAIRLE CHONTAE ATHA 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.			
2. PROPOSAL	565 Dwellings including Roads,	Sewers & Anc	illary works.	
3. TYPE & DATE OF APPLICATION	TYPE Date Received (a) Received 1		er Particulars (b) Received	
	P 13th July, 1982 2	**************************************	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	Fig.	sept., 1982	
7. GRANT	O.C.M. No. PBD/727/82 Date 14th October *82.	Notified 14t	h October *82 ssion 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	_		Registrar	

Future Print 475588

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

A.S. Tomkins.	Decision Order PA/2294/82 10/9/82 Number and Date XA 1348	444	
308 Clontarf, Road,	Register Reference No	4 4 4 4 8 8	
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Dwyer Namk Nolan Developments Lt			
DEPMISSION/APPROVAL has been granted for the developm	nent described below subject to the undermentioned conditions	š.	
Enwidototototototototototototototototototot	rs and ancillary works at Commons, Fairvie	¥	
565 dwellings including Roads, Sewel	91611		
Commons, Clondalkin Townland, Clonds		14 E+44	
	TOP CONDITIONS		
CONDITIONS	REASONS FOR CONDITIONS		
Subject to the conditions of this permission the developm carried out and completed strictly in accordance with the specification lodged with the application.	effective control be maintained.	เกล	
That before development commences approval under the Bye-Laws to be obtained and all conditions of that appropriately observed in the development.	ln order to comply with the Sanitary Ser Acts, 1878 — 1964. To prevent unauthorised development.	VICE	
That the proposed house be used as a single dwelling unit.	10 prevente different	ea h	
That a financial contribution in the sum of £231,640. be paid by the proposer to the Dublin County Council to cost of provision of public services in the area of the development, and which facilitate this development; this tion to be paid before the commencement of development site.	the Council will facilitate the proposed development. It is considered reasonable the developer should contribute toward cost of providing the services.	pose tha	
	(Contd.		
•	· ·		
	111		
Signed on behalf of the Dublin County Council:	for Principal Officer		
RTANT: Turn overleaf for further information.	14Ma Ncholsons 1981.		
		erm:	
RTANT: Turn overleaf for further information. Approval of the Council under Building Bye-Laws must be approval must be complied with in the carrying out of the wor	Date:	ed and the to	

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, 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 points)

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 \$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) 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. , , ,)

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

1963-1982

Commons, Clondalkin Townland, Clondalkin. CONDITIONS REASONS FOR CONDITIONS	*82 tioned conditions.
Application Received on	*82 tioned conditions.
Application Received on	*82 tioned conditions.
Applicant	tioned conditions.
A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentary proposed 565 dwellings including Roads, Sewers and ancillary works at Commons, Clondalkin Townland, Clondalkin. Commons, Clondalkin Townland, Clondalkin, CONDITIONS REASONS FOR CONDITIONS 6. To protect the amenities of the spillage or deposit of clay, rubble or other debris on adjoining	tioned conditions.
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Commons, Clondalkin Townland, 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	ons. Fairview.,
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the spillage or deposit of clay, rubble or other debris on adjoining	
the spillage or deposit of clay, rubble or other debris on adjoining	•
	the area.
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. 8. In the interest of amenity the county Council.	and public safety
 That no dwellinghouse be occupied until all the services have been connected thereto and are operational. In the interest of the properties of the p	roper planning and
Application of the production of th	seess eleming and
• That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. • That the water supply and drainage arrangements, including the Acts, 1878 – 1964.	he Sanitary Services
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Signed on behalf of the Dublin County Council:	1
for Principal Officer ORTANT: Turn overleaf for further information. Date:	
Approval of the Council under Building Bye-Laws must be obtained before the development is comment approval must be complied with in the carrying out of the work.	

- 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 developement 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 18. In the interest of the proper 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 Camer southwards.

- 11 To comply with public health requirements and to ensure adequate standards of workmansh; As the provision of these services County Council will facilitate 🛫 development, it is considered reas, 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.
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DUBLIN COUNTY COUNCIL

rel. 724755 (Ext. 262/264)

approval must be complied with in the carrying out of the work.

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET

Notification of Grant of Permission/Appravataxx

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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. Derails to be agreed with Sanitary Services Department. Additionally the surface water sewer from manhole waxRewaxxxxx accupation of 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 kyn layout for the development indicating mains, their sizes shall be submitted to and agreed with the Sanitary Servicdes 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 proptective 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.
- 0r/.... (b) A contribution of £300. per house be paid to Dublin County Council as a contribution towards the development of open space that through out the estate.

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

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LIN COUNTY COUNCIL

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

Date:

FUTURE PRINT

Notification of Grant of Permission/Approximates

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

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To:	A.S. Tomkins,	Decision Order PA/2294/82 10/9/82 Number and Date			
*******	308 Clontarf Road,	XA 1348			
	Dublin 3.	Register Reference No			
	**************************************	_Planning Control No			
********	Diving a 37. 2 am Diving 2 amm and a	Application Received on13/7/82			
Appli	Dwyer Nolan Developments.				
ΛĐ	ERMISSION/APPROVAL has been granted for the development	described below subject to the undermentioned conditions.			
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*******	565 dwellings including roads, sewers and commons, Clondalkin.	auciliary works at commons, rativity			
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_	CONDITIONS	REASONS FOR CONDITIONS			
oneignest at a made on c perm to in plant was a more recorded.	Details of satisfactory access to the betails of satisfactory access to the behourhood centre and the church and school s to be agreed prior to commencement of lopment. In this regard:—ccess to be provided to the south for the chool oad 6, to continue westwards as of the site of the current application to connect at to risting road to the east. That arrangements for compliance with Condit of Order PA/572/82 (WA 1776), (which permissispplicant referd to in letter to Planning riment dated 7/9/82) be made by the applicant re the commencement of development. This ition states "that the remaining land on be sof St. ImpJohns Road in the applicants rship and required for the construction of Road be made available to the County Council price of £15,000 per acre. This land to be available to the County Council immediately ommencement of development on foot of this ission". The making available of the land in Cyndition No. 24 of WA 1776 was part of the contribution granted permission by Order PA/572/82, (WA 1776).	en the sites in question would resuld 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 k be in the interest of the proper planning and development of the area. 30. In the interest of the proper planning and development of the area. 31. In the interest of the proper planning and development of the area. oth the interest of the proper planning and development of the area.			
Signe	ed on behalf of the Dublin County Council:	//			
		for Principal Officer			

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.