

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  86A/1410
1. LOCATION	Sites 215-254 incl. 674-677 incl & 863-868 incl. Green Park, Clondalkin, Co. Dublin.		
2. PROPOSAL	Substitution of housetype for fifty dwellings		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	8 October 1986	1. 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. P/4526/86		Notified 4th Dec., 1986
	Date 4th Dec. 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/135/87		Notified 13th Jan., 1987
	Date 13th Jan., 1987		Effect Permission granted
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

GRANT OF  
PERMISSION

724755 (ext. 262/264)

P/135/87

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To A.S. Tomkins,

308 Clontarf Road,

Dublin 3.

Decision Order

Number and Date

P/4526/86 - 4/12/86

Register Reference No.

86A-1410

Planning Control No.

Application Received on

8/10/86

Floor Area:

4,362 sq.m.

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 fifty dwellings in lieu of fifty-two on Road Four, Green Park, Clondalkin

### CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That each proposed house be used as a single dwelling unit.
4. That the arrangements made for the payment of a financial contribution in the sum of £321,000.00 be strictly adhered to in respect of the overall development.

### 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

For Principal Officer

Date 13 JAN 1987

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.

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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, Car Parks, Sewers, Watermains or Drains has been given by:-

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.

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £250,000.00 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, Car parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or/....

b. Lodgement with the Council of Cash sum of £100,000.00 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 specifications.

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 any 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.

CONTD./.....

13 JAN 1987

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GRANT OF  
PERMISSION

tel. 724755 (ext. 262/264)

P/135/87

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Permission ~~Approval~~

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983

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

Decision Order  
Number and Date P/4526/86 - 4/12/86

Register Reference No. 86A-1410

Planning Control No.

Application Received on 8/10/86  
Floor Area: 4,362 sq.m

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 fifty dwellings in lieu of fifty-two on Road Four,  
Green Park, Clondalkin.

### SUBJECT TO THE FOLLOWING CONDITIONS

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.
<del>That the area shown as open space be reserved, defined, fenced and landscaped to the satisfaction of the County Council and be available for use by residents on completion of their dwellings.</del>	<del>In the interest of the proper planning and development of the area.</del>
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

IMPORTANT: Turn overleaf for further information

Date 13 JAN 1987

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.



- 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 brick or other suitable materials~~ <sup>brick</sup> 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 the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains forming part of the development, until taken in charge by the Council.
15. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purposes of site compounds or for the storage of plant, materials or spoil.
16. That a minimum of 7'6" separation be provided between each pair or terrace of houses.
17. 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 on a phased basis as already agreed.
18. That a minimum front building line of 35ft. and a minimum rear garden depth of 35ft. be provided to all houses.
19. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.

- 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 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. To protect the amenities 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.
19. In the interest of the proper planning and development of the area.

contd./.....

13 JAN 1987

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# DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

GRANT OF  
PERMISSION

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## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act, 1963 ~~1983~~ 1983

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

Decision Order  
Number and Date **P/4526/86 - 4/12/86**

Register Reference No. **86A-1410**

Planning Control No.

Application Received on **8/10/86**

Floor Area: **4,362 sq.m.**

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 fifty dwellings in lieu of fifty-two on Road Four,  
Green Park, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
<p>20. In relation to the proposals for surface water drainage, a portion of the proposed twin 1200mm pipeline is located in County Council property. A way-leave must be negotiated before any work on the outfall commences. Details to be agreed with the Sanitary Services Department. Additionally, the surface water sewer from manhole 556 shall 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 the construction of the surface water outfall is completed.</p>	<p>20. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>21. 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.</p>	<p>21. In the interest of visual amenity.</p>
<p>22. That arrangements for compliance with Condition No. 24 of Order PA/572/82, (Reg. Ref. 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</p>	<p>22. In the interest of the proper planning and development of the area.</p>

Contd./.....

Signed on behalf of the Dublin County Council

Contd./.....

For Principal Officer

Date **13 JAN 1987**

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.

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1. Contd./.....

at a price of £15,000.00 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 making available of the land referred to in Condition No. 23, of WA 1776 was part of the planning application granted permission by Order No. PA/572/82, Reg. Ref. WA 1776.

23. That the following conditions of Order No. PA/572/82, (Reg. Ref. WA 1776), in respect of the overall development, be strictly adhered to in the development:- Nos. 17, 18, 19, 20, 21, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 40.

24. 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.

25. 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.

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

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

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



13 JAN 1987