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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1251	
1. LOCATION	Sites 476-513 incl Rd. 4. St. John's Meadows Clondalkin			
2. PROPOSAL	Substitution of house type			
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 1 September 1986	Date Further Particulars	
			(a) Requested	(b) Received
			1. ....	1. ....
			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. P/3759/86		Notified 8th Oct., 1986	
	Date 8th Oct., 1986		Effect To grant permission	
7. GRANT	O.C.M. No. P/4365/86		Notified 19th Nov., '86	
	Date 19th Nov., '86		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

Tel. 724755 (ext. 262/264)

P/436.5/86

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

GRANT OF  
PERMISSION

## 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 P/3759/86 - 8/10/86  
Number and Date

Register Reference No. 86A-1251

Planning Control No.

Application Received on 1/9/86  
Floor Area: 3,314.85 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 38 dwellings on Road Four at St. John's Meadows,  
Clondalkin

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That 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.</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 <sup>each</sup> <del>the</del> proposed house be used as a single dwelling unit.</p> <p><del>That a financial contribution in the sum of xxxxxxxxxxxxxxxxxxxx</del> <del>be paid by the proposer to the Dublin County Council towards the</del> <del>cost of provision of public services in the area of the proposed</del> <del>development and which taxicate the development this contribution</del> <del>to be paid before the commencement of the work</del></p> <p>4. That the arrangements made for the payment of a financial contribution of £321,000.00 in respect of the overall development be strictly adhered to in respect of this development.</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>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>

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 19 NOV 1986

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.

1. 436.5/8.6

CONDITIONS

REASONS FOR CONDITION

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 £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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of Cash 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 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.

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WARRANT OF  
ARREST

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

P/436.5/8.6

**Local Government (Planning and Development) Acts, 1983-1992**

Decision Order : P/3759/86 - 8/10/86  
Number and Date

86A-1251

Register Reference No. 00A-1251

[illegible]

1/9/86

Application Received on 1/9/88  
Floor Area: 3,314.85 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 38 dwellings on Road Four at St. John's Meadows,

## 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>10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</del>	<del>10. 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 **19 NOV 1986**

**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
<p>11 That all watermain tapplings, 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>15 That the areas shown and condition as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.</p> <p>16. That a minimum of 7ft. 6 ins. separation be provided between each pair of terrace of houses.</p> <p>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.</p> <p>18. That a minimum front building line of 35ft. be provided to all houses.</p> <p>19. 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.</p>	<p>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.</p> <p>12 In the interest of the proper planning and development of the area.</p> <p>13 In the interest of visual amenity.</p> <p>14 In the interest of the proper planning and development of the area.</p> <p>15. To protect the amenities of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>Contd. </p>

19 NOV 1986

# DUBLIN COUNTY COUNCIL

55 (ext. 262/264)

PLANNING DEPARTMENT.  
BLOCK 2,  
IRISH LIFE CENTRE,  
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P/4365/86

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

Decision Order  
Number and Date **P/3759/86 - 8/10/86**

Register Reference No. **86A-1251**

Planning Control No.

Application Received on **1/9/86**

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**substitution of house type for 38 dwellings on Road Four at St. John's Meadows,  
Clondalkin**

CONDITIONS	REASONS FOR CONDITIONS
20. 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. In the interest of the proper planning and development of the area.
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 topsoil or for site offices, compounds etc.	21. In the interest of amenity
22. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.	22. In the interest of the proper planning and development of the area.
23. That plans for landscaping and roadside margins including street tree planting be submitted to and agreed with the Parks Department prior to the commencement of development.	23. In the interest of visual amenity.
24. That all houses shall have a minimum rear garden depth of 35ft.	24. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

19 NOV 1986

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.

Form A1—Future Print Ltd.

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5. That brickwork on house ground level facades to match brickwork on screen walls. Details to be agreed prior to the commencement of development.

25. In the interest of visual amenity.

26. That the following conditions in respect of the overall development (Order No. PA/570/82, Reg. Ref. WA.1776) be strictly adhered to in the development: No.'s 17, 18, 19, 20, 21, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 40.

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

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19 NOV 1986