

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1078
1. LOCATION	Sites 27-37 incl. Road 4, Monksfield, Monastery Road, Clondalkin		
2. PROPOSAL	Change of house type		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	25th July '86	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  2. .... </div> <div style="width: 45%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name Frank Elmes & Co. Architect, Address Main Street, Dundrum, Dublin 14		
5. APPLICANT	Name G. & T. Garvey Ltd. Address 9 Creamorne, Templeogue, Dublin 16		
6. DECISION	O.C.M. No. P/3510/86		Notified 23rd Sept., 1986
	Date 23rd Sept., 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/1000/87		Notified 27/3/87
	Date 27/3/87		Effect Permission granted
8. APPEAL	Notified 23rd Oct., '86		Decision
	Type 1st Party APPEAL WITHDRAWN		Effect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 .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P/1000/87

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 **Frank Elmes & Co., Arch.,**  
**Main Street,**  
**Dundrum,**  
**Dublin 14.**  
Applicant **G. & T. Garvey Ltd.**

Decision Order  
Number and Date **P/3510/86, 23/9/'86**  
Register Reference No. **86A/1078**  
Planning Control No.  
Application Received on **25/7/'86**  
Floor area **935 sq.m.**

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

XXXXXX

Proposed change of house type and layout to approved sites (Reg. Ref. 85A/183), 27-37  
incl., Road 4, Monksfield, Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR 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.	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 be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £42,574.00 in respect of the overall development 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.

CONT/....

Signed on behalf of the Dublin County Council

For Principal Officer

27 MAR 1987

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.

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:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000.00 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 £19,000, 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 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.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands 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.

5. To ensure that a ready sanction may be available to the Council to enduce the provision of services and prevent disamenity in the development.

6. To protect the amenities of the area.

7. In the interest of amenity.

CONT/....

27 MAR 1987



# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

tel. 724755 (ext. 262/264)

P/1000/87

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 **Frank Elmes & Co.,**  
**Main Street,**  
**Dundrum,**  
**Dublin 14.**  
Applicant **G. & T. Garvey Ltd.**

Decision Order  
Number and Date **P/3510/86 - 23/9/86**  
Register Reference No. **86A-1078**  
Planning Control No.  
Application Received on **25/7/86**  
Floor Area: **935 sq.m**

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

**change of house type and layout to approved sites (Reg. Ref. 85A-183)**

**27.37 inclusive, Road 4 Monksfield, Monastery Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
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.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In relation to water supply, a satisfactory watermain layout is to be submitted to and agreed with Sanitary Services Department prior to the commencement of development.	10. In order to comply with the Sanitary Services Acts, 1878-1964.
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.	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.

CONT/...

Signed on behalf of the Dublin County Council

For Principal Officer

Date **27 MAR 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

P/1000/87

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 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 the developer shall construct and maintain to the Council's standard for taking in charge all the roads, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

15. That all internal roads be constructed to Roads Departments Standards.

16. That the roadworks at the Monastery Road roundabout and the distributor roads and housing access roads leading to the site be constructed to Roads Departments standards. These roadworks to be completed prior to the commencement of development on the site.

17. That the arrangements made for the payment of the road contribution in the sum of £43,867.00 in respect of the planning permission granted on foot of planning Reg. Ref. YA 1890 be strictly adhered to in respect of this development.

18. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-east of the site if and when required.

19. That a minimum separation of 7' 6" be provided between each house, pair of houses or terrace of houses.

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.

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

Contd./.....

27 MAR 1987

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P/1000/87

PLANNING DEPARTMENT,  
BLOCK 2,  
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## Notification of Grant of Permission/Approval

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

To **Frank Elmes & Co.,**  
**Main Street,**  
**Dundrum,**  
**Dublin 14.**  
Applicant **G. & T. Garvey Ltd.**

Decision Order  
Number and Date **P/3510/86 ] 23/9/86**  
Register Reference No. **86A-1078**  
Planning Control No.  
Application Received on **25/7/86**  
Floor Area: **935 sq.m**

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

**change of house type and layout to approve sites (Reg. Ref. 85A-183),**  
**27-37 incl. Road 4, Monksfield, Monastery Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
20. That minimum front garden depths to be as follows:- i) semi-detached houses - 25 feet; ii) terraced houses - 30 feet. All rear gardens to have a minimum depth of 35ft.	20. In the interest of the proper planning and development of the area.
21. That the area of public open space to the east of the site of YA 1890 which is to facilitate the overall development shall be fenced off and protected during site development works. This area shall not be used as sites for the storage of building material, soil, rubble etc.	21. To protect the amenities of the area.
22. That the location of builders compound sites and the site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.	22. In the interest of the proper planning and development of the area.
23. That the arrangements made for payment of the open space contribution in the sum of £58,000.00 in respect of the planning permission granted on foot of Planning Reg. Ref. YA 1890 be strictly adhered to in respect of this development.	23. In the interest of the proper planning and development of the area. The development does not provide public open space within the site to meet the requirements of the Development Plan.

Signed on behalf of the Dublin County Council

For Principal Officer

Date **27 MAR 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.



P/1000/87

24. That the arrangements made for the payment of the open space contribution in the sum of £10,800.00 in respect of the planning permission granted on foot of planning Reg. Ref. YA 1890 be strictly adhered to in respect of this development.

25. That two off-street car parking spaces be provided for each dwelling.

26. That no walls/fences or other boundary treatment be provided at the front of the house except with the prior approval of the Planning Authority.

27. That a financial contribution in the sum of £700. in respect of the additional house, be paid to the Dublin County Council in relation to the improvement of the road network in the area. This contribution to be paid in respect of the additional house at this location at the end of the cul-de-sac on Road 4 relative to Reg. Ref. YA 1890.

28. That an additional financial contribution of £1,000.00 be paid to the County Council in lieu of provision of public open space for the additional house now proposed.

29. Bedroom sizes to comply with Department of Environment minimum standards. In this regard:-  
a. single rooms to have a minimum area of 6.5 sq.m.;  
b. double rooms to have a minimum area of 10.2 sq.m.

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.

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

27. 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.

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



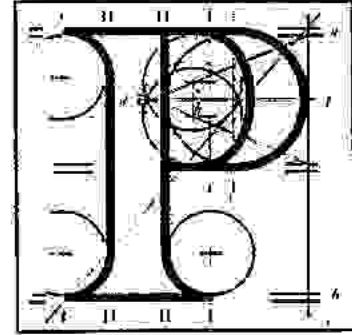
27 MAR 1987

T. Callaghan AM



PL 6/5/72538  
19/3

An Bord Pleanála



Floor 3 Blocks 6&7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Rec- 20/3

The Secretary,  
Dublin Co Council,  
Appeals Section.

Date 13-3-87

Our Ref: PL 6/5/72538  
Your Ref: 867/1078

Appeal re: Change of house type and layout to approved  
sites at 27-37 Road 4, Monkfield, Monastery Road,  
Candalkin.

Dear Sir /Madam,

The above-mentioned appeal under the Local Government  
(Planning and Development) Acts, 1963 to 1983, has been  
withdrawn.

Yours faithfully,

R. Reynolds

F. O'Connell?



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## Notification of Decision to Grant Permission/Approval

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

To Frank Elmes & Co., Arch.,  
Main Street,  
Dundrum,  
Dublin 14.  
Applicant G. & T. Carvey Ltd.

Decision Order  
Number and Date P/3510/86, 23/9/'86  
Register Reference No. 86A/1078  
Planning Control No.   
Application Received on 25/7/'86  
Floor area. 935 sq.m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission ~~to~~ for:-

Proposed change of house type and layout to approved sites (Reg. Ref. 85A/183), 27-37  
incl., Road 4, Monkfield, Monastery Road, Clondalkin.

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR 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.	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 be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £42,574.00 in respect of the overall development 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.
	CONT/....

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date 23rd. September, 1986.

# 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 the overall development, including maintenance, until taken in charge by the Local Authority of Roads, Open Space, Car Parks, Sewers, Watermains or Drains has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000.00 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 £19,000. 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 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.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands 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.

5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

6. To protect the amenities of the area.

7. In the interest of amenity.

CONT/....

## NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## Notification of Decision to Grant Permission

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

To **Frank Elmes & Co.,**

**Main Street,**

**Dundrum,**

**Dublin 14.**

Applicant **G. & T. Carvey Ltd.**

Decision Order

Number and Date **P/3510/86 - 23/9/86**

Register Reference No. **86A-1078**

Planning Control No.

Application Received on **25/7/86**

**Floor Area: 935 sq.m**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

**change of house type and layout to approved sites (Reg. Ref. 85A-183)**

**27.37 inclusive, Road 4 Nonksfield, Monastery Road, Clondalkin.**

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In relation to water supply, a satisfactory watermain layout is to be submitted to and agreed with Sanitary Services Department prior to the commencement of development.	10. In order to comply with the Sanitary Services Acts, 1878-1964.
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.	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.
	CONT/...

Signed on behalf of the Dublin County Council

For Principal Officer

Date **23rd September, 1986.**

IMPORTANT: Turn overleaf for further information



CONDITIONS	REASONS FOR CONDITIONS
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.	12. In the interest of the proper planning and development of the area.
13. That screen walls in brick 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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.	13. In the interest of visual amenity.
14. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.	14. In the interest of the proper planning and development of the area.
15. That all internal roads be constructed to Roads Departments Standards.	15. In the interest of the proper planning and development of the area.
16. That the roadworks at the Monastery Road roundabout and the distributor roads and housing access roads leading to the site be constructed to Roads Departments standards. These roadworks to be completed prior to the commencement of development on the site.	16. In the interest of the proper planning and development of the area.
17. That the arrangements made for the payment of the road contribution in the sum of £43,867.00 in respect of the planning permission granted on foot of planning Reg. Ref. YA 1890 be strictly adhered to in respect of this development.	17. In the interest of the proper planning and development of the area.
18. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-east of the site if and when required.	18. In the interest of the proper planning and development of the area.
19. That a minimum separation of 7' 6" be provided between each house, pair of houses or terrace of houses.	19. In the interest of the proper planning and development of the area.

Contd./.....

#### NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval  
Local Government (Planning and Development) Acts, 1963-1983

To: **Frank Kline & Co.,**  
**Main Street,**  
**Dundrum,**  
**Dublin 14.**  
Applicant: **G. & T. Carvey Ltd.**

Decision Order  
Number and Date: **P/3510/86 } 23/9/86**  
Register Reference: **85A-1078**  
Planning Control No.  
Application Received on: **25/7/86**  
Floor Area: **935 sq.m**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

**change of house type and layout to approve sites (Reg. Ref. 85A-183),**  
**27-37 incl. Road 4, Monksfield, Monastery Road, Clondalkin.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
20. That minimum front garden depths to be as follows:- i) semi-detached houses - 25 feet; ii) terraced houses - 30 feet. All rear gardens to have a minimum depth of 35ft.	20. In the interest of the proper planning and development of the area.
21. That the area of public open space to the east of the site of YA 1890 which is to facilitate the overall development shall be fenced off and protected during site development works. This area shall not be used as sites for the storage of building material, soil, rubble etc.	21. To protect the amenities of the area.
22. That the location of builders compound sites and the site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.	22. In the interest of the proper planning and development of the area.
23. That the arrangements made for payment of the open space contribution in the sum of £58,000.00 in respect of the planning permission granted on foot of Planning Reg. Ref. YA 1890 be strictly adhered to in respect of this development.	23. In the interest of the proper planning and development of the area. The development does not provide public open space within the site to meet the requirements of the Development Plan.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date: **23rd September, 1986**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
24. That the arrangements made for the payment of the open space contribution in the sum of £10,800.00 in respect of the planning permission granted on foot of planning Reg. Ref. YA 1890 be strictly adhered to in respect of this development.	24. In the interest of the proper planning and development of the area.
25. That two off-street car parking spaces be provided for each dwelling.	25. In the interest of the proper planning and development of the area.
26. That no walls/fences or other boundary treatment be provided at the front of the house except with the prior approval of the Planning Authority.	26. In the interest of the proper planning and development of the area.
27. That a financial contribution in the sum of £700. in respect of the additional house, be paid to the Dublin County Council in relation to the improvement of the road network in the area. This contribution to be paid in respect of the additional house at this location at the end of the cul-de-sac on Road 4 relative to Reg. Ref. YA 1890.	27. In the interest of the proper planning and development of the area.
28. That an additional financial contribution of £1,000.00 be paid to the County Council in lieu of provision of public open space for the additional house now proposed.	28. In the interest of the proper planning and development of the area.
29. Bedroom sizes to comply with Department of Environment minimum standards. In this regard:- a. single rooms to have a minimum area of 6.5 sq.m.; b. double rooms to have a minimum area of 10.2 sq.m.	29. In the interest of the proper planning and development of the area.

**NOTE:**

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.