

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1057
1. LOCATION	Sites 25-34 incl. 309,310 Road One also Site 276A Road Ten at Monksfield, Monastery Road, Clondalkin, Dublin 22		
2. PROPOSAL	Substitution house type for 12 dwellings on Road one and additional dwelling on site No. 276A Road 10		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	18th July 1986	<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 A.S. Tomkins, M.I.A.S. Address 308 Clontarf Road, Dublin 3		
5. APPLICANT	Name Princess Developments Ltd. Address 16 Terenure Road East, Dublin 6		
6. DECISION	O.C.M. No. P/3421/86		Notified 17th Sept., 1986
	Date 17th Sept., 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/4103/86		Notified 29th Oct., '86
	Date 29th Oct., '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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/4 103/86

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, 1963-1983

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

Decision Order
Number and Date **P/3421/86, 17/9/'86**

Register Reference No. **86A/1057**

Planning Control No.

Application Received on **18/7/'86**

Applicant **Princess Developments Ltd.** Floor area **1,035 sq.m.**

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

XXXXXX

Proposed substitution of house type for 12 dwellings on Road 1 and additional dwelling on Site No. 276A, Road 10, at Monksfield, Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That the arrangements made for payment of the contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA/1367) by the proposer to the Dublin County Council towards the cost of providing the services in the area of the proposed development and which facilitate this development; this to 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. 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>

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Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **29 OCT 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.

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4. 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 £250,000. 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. 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.

4. 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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29 OCT 1986

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P/4 103/86

PLANNING DEPARTMENT,
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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.
Applicant **Princess Developments Ltd.**
Decision Order
Number and Date **P/3421/86, 17/9/'86**
Register Reference No. **86A/1057**
Planning Control No.
Application Received on **18/7/'86**
Floor area **1,035 sq.m.**

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

Proposed substitution of house type for 12 dwellings on Road 1 and additional dwelling on Site No. 276A, Road 10, at Monksfield, Monastery Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
5. 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.	5p protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6g the interest of amenity.
7. 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.	7g the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
That the area shown as open space be levelled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	In the interest of the proper planning and development of the area.
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. 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 **29 OCT 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

10. 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.
11. 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. 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.
13. 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.
14. That the areas shown and conditioned 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.
15. That the location of builders compounds sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.
16. That the internal roads and roundabouts including the main distributor road through the site be constructed to the requirements of the Roads Department. Longitudinal sections of all roads and roundabouts to be submitted to the Roads Department for approval prior to the commencement of development.

10. 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.
11. In the interest of the proper planning and development of the area.
12. In the interest of visual amenity.
13. In the interest of the proper planning and development of the area.
14. To protect the amenities 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.

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29 OCT 1986

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DUBLIN COUNTY COUNCIL

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P/4 103/86

PLANNING DEPARTMENT,
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SSION

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

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XXXXXX
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CONDITIONS	REASONS FOR CONDITIONS
<p>17. That deflection islands for all roundabouts and proper road markings to be provided to the requirements of the Roads Department. Details to be agreed with the Roads Department prior to the commencement of the development.</p> <p>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.</p> <p>19. That a minimum separation of 7'6" be provided between each house, pair of houses or terrace of houses.</p> <p>20. That a minimum front garden depth of 25ft. and rear garden depth of 35ft. be provided for all houses.</p> <p>21. That the proposed houses be used as single dwelling units.</p>	<p>17. In order to comply with the requirements of the Roads Department.</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>20. In the interest of the proper planning and development of the area.</p> <p>21. To prevent unauthorised development.</p>

Signed on behalf of the Dublin County Council


For Principal Officer

Date **29 OCT 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.

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22. That no houses be occupied in this estate until such time as the 300ft. wide strip of public open space amenity lands referred to in Condition No. 14 of Reg. Ref. WA/1367 has been ceded to the County Council.

23. That a financial contribution of £300.00 per house in respect of each house be paid to the County Council on a phased basis in respect of all the development of the open space generated by the development to the east of the Local Distributor Road.

24. That a financial contribution of £1,000. per house be paid in respect of each house to the west of the local distributor road in lieu of the provision of Public Open Space for these houses west of the local distributor road. This contribution to be paid before the commencement of development on site.

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

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.

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29 OCT 1986