

# COMHAIRLE CHONTAE ÁTHA CLIATH

|                               |   |                                 |   |
|-------------------------------|---|---------------------------------|---|
| P. C. Reference               | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976<br><b>PLANNING REGISTER</b> |                                 | REGISTER REFERENCE<br><br>86A/973   |
| 1. LOCATION                   | Sites 13-37 incl. Rd. 4, Monksfield, Monastery Road,                                    |                                 |   |
| 2. PROPOSAL                   | Change of house type & layout to app. sites 13-37 incl.                                 |                                 |   |
| 3. TYPE & DATE OF APPLICATION | TYPE  | Date Received                   | Date Further Particulars<br>(a) Requested (b) Received  |
|                               | P.  | 4th July, 86.                   | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....<br/> 2. .... </div> <div style="width: 45%;"> 1. ....<br/> 2. .... </div> </div> |
| 4. SUBMITTED BY               | Name Frank Elmes & Company,<br>Address Main Street, Dundrum, Dublin 14.                 |                                 |   |
| 5. APPLICANT                  | Name G. & T. Garvey Limited,<br>Address 9, Creamorne, Templeogue, Dublin 16.            |                                 |   |
| 6. DECISION                   | O.C.M. No. P/3239/86  |                                 | Notified 2nd Sept. 1986   |
|                               | Date 2nd Sept., 1986  |                                 | Effect To grant permission  |
| 7. GRANT                      | O.C.M. No. P/998/87   |                                 | Notified 27/3/87  |
|                               | Date 27/3/87  |                                 | Effect Permission granted   |
| 8. APPEAL                     | Notified 3rd Oct., 1986   |                                 | 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|                               | Type 1st Party APPEAL WITHDRAWN   |                                 | Effect  |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 .....             |   | Copy issued by ..... Registrar. |   |
| Checked by .....              |   | Date .....                      |   |
|                               |   | Co. Accts. Receipt No .....     |   |

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/998

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

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

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

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

Decision Order **P/3239/86** **2.9.86**  
Number and Date  
Register Reference No. **86A/973**  
Planning Control No.  
Application Received on **4th July, 1986**  
Floor Area: **2,166.10sq.m.**

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

**Proposed change of house type and layout to approved site (Reg. Ref. 85A/183)**

**13-37 (inclusive) Road 3 Monksfield, Monastery Rd., 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. 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. |

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.

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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, for 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. 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.

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.

AK. CONT/....

27 MAR 1987

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/998 / 87

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

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

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

To Frank Elmes & Co ..... Decision Order  
..... Architects ..... Number and Date P/3239/86, 2/9/'86  
..... Main Street ..... Register Reference No. 86A/973  
..... Dundrum, Dublin 14 ..... Planning Control No. ....  
Applicant G. & T. Carvey Ltd. ..... Application Received on 4/7/'86  
..... Floor area. 2,166.16 sq.m.

A PERMISSION ~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.  
Proposed change of house type and layout to approved site (Reg. Ref. 85A/183) 13-37 (inclusive)  
Road 3, Monksfield, Monastery Road, 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 levelled, seeded and landscaped to the satisfaction of the County Council and to 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. 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.           |

(Contd. . . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

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.



## CONDITIONS

## REASONS FOR CONDITIONS

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.
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 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.

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.

CONT/.....



27 MAR 1987

Form E1—Future Print Ltd.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/998 / 87

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: Frank Elmes & Co.,  
Archa.,  
Main St., Dundrum,  
Dublin 14  
Applicant: G & T Garvey Ltd.,  
Decision Order  
Number and Date P/3239/86 2.9.86  
Register Reference No. 86A/973  
Planning Control No.  
Application Received on 4th July 1986  
Floor Area: 2,166.16sq.m.

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

Proposed change of house type and layout to approved site (Reg. Ref. 85A/182)

13-37(inclusive) Road 3 Monksfield, Monastery Rd., Clondalkin

| CONDITIONS   | REASONS FOR CONDITIONS  |
|--|---|
| 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 Department's 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 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. |

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.

Form A1—Future Print Ltd.

20. That minimum front garden depths to be as follows:-

- i) semidetached houses 25 feet;
- ii) terraced houses 30 feet.

All rear gardens to have a minimum depth of 35feet.

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.

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.

23. That the arrangements made for payment of the open space contribution in the sum of £58,000. in respect of the planning permission granted on foot of planning Reg. Ref. YA.1890 be strictly adhered to in respect of this developemnt.

24. That the arrangements made for the payment of the open space contribution in the sum of £10,800. 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 houses except with the prior approval of the Planning Authority.

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

21. To protect the amenities of the area.

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. The development does not provide public open space within the site to meet the requirements of the Development Plan

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.

CONT/....



27 MAR 1987

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P / 998 / 87

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) Act, ~~1963~~ 1983

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

Decision Order  
Number and Date **P/3239/86, 2/9/'86**  
Register Reference No. **86A/973**  
Planning Control No.  
Application Received on **4/7/'86**  
Floor area **2,166.16 sq.m.**

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

XXXXX

Proposed change of house type and layout to approved site (Reg. Ref. 85A/183) 13-37  
(inclusive) Road 3, Monksfield, Monastery Road, Clondalkin.

| CONDITIONS  | REASONS FOR CONDITIONS  |
|---|---|
| 27. That a financial contribution in the sum of £700. 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 Site No. 13 prior to commencement of development on site. | 27. In the interest of the proper planning and development of the area. |
| 28. That a financial contribution in the sum of £300. be paid to Dublin County Council in respect of the development of open space. This contribution to be paid in respect of Site No. 13, prior to the commencement of development on site.                   | 28. In the interest of the proper planning and development of the area. |

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.

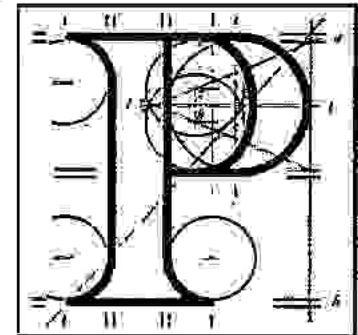
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T. Callaghan Ato

plb  
1/13

An Bord Pleanála



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

The Secretary,  
Dublin Co. Council,  
Appeals Section.

Rev L.  
20/7.

Date 13.3.87

Our Ref: PL 6/6/72409

Your Ref: 864/973

Appeal re: Change of house type and layout to approved  
sites 13-17 Road 3, Monkfield, Monastery Road,  
Clondalkin.

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. Grant?

PA 30

BP 302