

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/694
1. LOCATION	Balgaddy, Clondalkin, Co. Dublin.		
2. PROPOSAL	Change of house type on six sites		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 19th May, 1986	Date Further Particulars
			(a) Requested 1. 17th July, 1986 2.
(b) Received 1. 2.			
4. SUBMITTED BY	Name Crampton Housing Ltd., Address 158, Shelbourne Road, Dublin 4.		
5. APPLICANT	Name as above Address		
6. DECISION	O.C.M. No. P/3188/87		Notified 10/9/87
	Date 10/9/87		Effect To Grant Permission.
7. GRANT	O.C.M. No. P/3716/87		Notified 21st Oct., 1987
	Date 21st Oct., 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
 Checked by

Copy issued by
 Date
 Co. Accts. Receipt No

Registrar.

P/3.7.16./87

DUBLIN COUNTY COUNCIL

Tel: 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

XXXXXX

Notification of Grant of Permission/Approval

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

To: **Crampton Housing Ltd.,**
158 Shelbourne Road,
Dublin 4.

Decision Order **P/3188/87 - 10/9/87**
Number and Date **86A-694**

Register Reference No.

Planning Control No.

19/5/86

Application Received on **14/7/87**

Floor Area: **577.20 sq.m**

Applicant: **Crampton Housing Ltd.**

XXXXXX

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
change of house type on six sites of an already approved layout at Balgaddy, 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 dwelling be used as a single dwelling unit.
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 £180,000.00 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. /.....

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

Contd./.....

Signed on behalf of the Dublin County Council

Th. Hughes
For Principal Officer

21 OCT 1987
Date

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the

4. Contd./.....
Or/.....

b. Lodgement with the Council of Cash sum of £80,000.00 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.

Thutings
21 OCT 1987

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

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BLOCK 2,
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DUBLIN 1.

Notification of Grant of Permission/Approval ~~XXXXX~~

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

To **Crampton Housing Ltd.,**
158 Shelbourne Road,
Dublin 4.

Decision Order
Number and Date **P/3188/87 - 10/9/87**

Register Reference No. **86A-694**

Planning Control No.

Application Received on **19/5/86**

Add. Info. Rec'd: **14/7/87**

Applicant **Crampton Housing Ltd.** Floor Area: **577.20 sq.m**

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

change of house type on six sites of an already approved layout at Balgaddy, 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.	5 To 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.	6 In 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.	7 In 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.
9 That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	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 this regard, no houses to be occupied until such time as all services are available to the houses.	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

21 OCT 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.

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 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 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 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, including footpaths, verges, public lighting, open space, sewers, watermain 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 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.

15. To protect the amenities of the area.

16. That the developer shall construct and maintain to the Council standards for taking in charge all the roads, including footpath verges, public lighting, open space, sewers, watermain or drains forming part of the development, until taken in charge by the Council.

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

17. That a minimum front building line of 25ft. and a rear garden depth of 35ft. be provided for all houses.

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

18. That a full landscape plan and programme for implementation for the incidental areas of public open space within the development and for roadside planting be submitted to and agreed with the Planning Authority prior to the commencement of development.

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

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1 Muthing 21 OCT 1987

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Tel. 724755 (ext. 262/264)

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

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

To **Crompton Housing Ltd.,**
158 Shelbourne Road,
Dublin 4.

Decision Order **P/3188/87 - 10/9/87**Number and Date **86A-694**

Register Reference No.

Planning Control No.

19/5/86App. Info. Ref. No. **14/7/87**Applicant **Crompton Housing Ltd.**Floor Area: **577.20 sq.m**

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A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
change of house type on six sites of an already approved layout at Balgaddy, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
19. 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.	19. In the interest of the proper planning and development of the area.
20. That a minimum distance of 7ft. 6ins. of open area be provided between separate dwellings.	20. In the interest of the proper planning and development of the area.
21. That the applicant pay a financial contribution of £200.00 per house to Dublin County Council as a contribution towards the development of public open space to serve the development. This contribution to be paid prior to the commencement of development.	21. In the interest of the proper planning and development of the area.
22. That Condition No.'s 18, 21, 23, 24, 25, 26 and 27, of grant of permission under Reg. Ref. YA.589 in respect of the overall development be strictly adhered to in the development.	22. In the interest of the proper planning and development of the area.

CONT/.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **21 OCT 1987**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the

22. That the applicants, their agents or other builders or their agents on the applicants site shall in their sales literature and in writing to purchasers before completion of sale make clear that the temporary permission for access granted by Order No. P/1729/87, and serving these houses is intended as a temporary access until 31st December, 1988 and will be closed off at the end of that time.

23. To make sure that the purchasers are fully aware of the status of this access.

Thutugl 21 OCT 1987

Crampton Housing Ltd.,
158, Shelbourne Road,
Dublin 4.

86A/694

17/7/'86

Re: Proposed change of house type on six sites of an already approved layout at Balgady, Clondalkin for Crampton Housing Ltd.

Dear Sirs,

With reference to your planning application, received here on 19/5/'86, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Access to the proposed development is via a temporary access (from the main Clondalkin/Lucan Road) for which permission has now expired. Originally, a temporary access at this location under Reg. Ref.'s YA.1129 and ZA.1345 was granted as an interim arrangement during which time the required permanent access under Condition No. 24 of Reg. Ref. YA.589 was constructed.

The Planning Authority consider that no further permissions can be granted at this location until such time as the permanent access under Condition 24 of Reg. Ref. YA.589 has been constructed or until alternative satisfactory arrangements have been provided for.

The applicant is requested to clarify the timescale and programme for the implementation of required permitted permanent distributor road construction to serve the development and indicate possible interim arrangements if any.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer.