

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  86A/418
1. LOCATION	Sites 75-82, 315, 316 Rd. 4, 67-72 & 313 Road 5, Monksfield, Monastery Road, Clondalkin		
2. PROPOSAL	Revised Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	1 April, 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, 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/1896/86		Notified 29th May, 1986
	Date 29th May, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/2474/86		Notified 9th July, 1986
	Date 9th July, 1986		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/247.4

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/1896/86** **29/5/86**

Register Reference No. **86A-418**

Planning Control No. ....

Application Received on **1/4/86**

Floor Area: **1,405.57 sq.m**

Applicant **Princess Developments Ltd.**

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

**substitution of house type for 17 dwellings on Roads 4 and 5 at Monksfield,**  
**Monastery Road, 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 house be used as a **single dwelling unit.**

4. That the arrangements made for payment of the financial contribution in the sum of £320,200.00 in respect of the overall site (vide Reg. Ref. WA 1367) 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 be strictly adhered to in respect of this development.

### 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. 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.

Contd. ....

Signed on behalf of the Dublin County Council

For Principal Officer

Date

9 JUL 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.

Form A1—Future Print Ltd.

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:-

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.

a. Lodgement 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, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or/.....

b. Lodgement 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 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.

contd./.....

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.

9 JUL 1986



# DUBLIN COUNTY COUNCIL

P/247.1/86

PLANNING DEPARTMENT,  
BLOCK 2,  
FISH 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 **A.S. Tomkins**

**308 Clontarf Road,**

**Dublin 3.**

Applicant **Princess Developments Ltd**

Decision Order  
Number and Date

**P/1896/86 29/5/86**

Register Reference No. **86A-418**

Planning Control No.

Application Received on **1/4/86**

Floor Area: **1,405.57 sq.m.**

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

**substitution of house type for 17 dwellings on Roads 4 and 5 at Monksfield,  
Monastery Road, Clondalkin**

### SUBJECT TO THE FOLLOWING CONDITIONS

#### 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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the area shown as open space be levelled, silted, seeded and landscaped to the satisfaction of the County Council and be available for use by residents on completion of their dwellings.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

#### REASONS FOR CONDITIONS

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety.
9. In the interest of the proper planning and development of the area.
10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

IMPORTANT: 1

Approval of the Council of approval must

leaf for further information

Building Bye-Laws must be obtained before the development is commenced and the terms of the carrying out of the work.

Date **9 JUL 1986**

For Principal Officer

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/2474/86

PLANNING DEPARTMENT,  
BLOCK 2,  
6 SH 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  
Number and Date **P/1896/86 - 29/5/86**

Register Reference No. **86A-418**

Planning Control No.

Application Received on **1/4/86**

Applicant **Princess Developments Ltd**

Floor Area: **1,405.57 sq.m.**

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

**substitution of house type for 17 dwellings on Roads 4 and 5 at 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, soiled, 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.	10 In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

9 JUL 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

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.
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.
15. 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.

## REASONS FOR CONDITIONS

1. 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.
15. To protect the amenities of the area

Contd./..

PK

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/2474/86

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

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act 1963-1983

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

Decision Order  
Number and Date .....  
**P/1896/86 - 29/5/86**  
Register Reference No. ....  
**86A-418**  
Planning Control No. ....

Applicant .....  
**Princess Developments Ltd.**

Application Received on .....  
**1/4/86**  
Floor Area: .....  
**1,405.57 sq.m.**

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

XXXXXX

.....  
**substitution of house type for 17 dwellings on Roads 4 and 5 at Monksfield**  
.....  
**Monastery Road, Clondalkin.**

### CONDITIONS

### REASONS FOR CONDITIONS

16. That the internal roads and roundabouts, including a 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.

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

17. That the road works at the Monastery Road roundabout, including the provision of an access to the SIAC site be carried out to the satisfaction of the Roads Department. The developers to be responsible for the cost of all the roadworks in the vicinity which facilitate the development of the site for housing. Provision shall be made for the continuous flow of traffic along Monastery Road whilst these roadworks are being carried out so as to avoid possible traffic hazard and congestion in accordance with the requirements of the Roads Department. In this respect the construction of this roundabout must be completed prior to the commencement of development of the estate.

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

Signed on behalf of the Dublin County Council .....

Contd./.....

For Principal Officer

9 JUL 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.



18. 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 development.

19. That 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.

20. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department. In this regard:

- a. The first contribution of drainage from the developments shall not be discharged before Spring 1983.
- b. The development of each site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.

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

22. That a minimum front garden depth of 25' and rear garden depth of 35ft. be provided for all houses. A minimum building line of 30ft. to be provided to the Local Distributor Road.

23. That the proposals for surface water drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:

- a. The applicants shall (at their own expense) construct the final outfalls to the proposed realigned Cammock River or alternatively, shall pay the full cost of laying same to the Council who will lay the said section on their behalf. In the former case the applicants shall lodge written permission of the owners of lands, not in their ownership, to enter and lay sewers on their premises and shall obtain on the Council's behalf a wayleave 10 metres width centred on the said pipe lines for maintenance purposes when the sewer shall be taken in charge by the Council.

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.

20. In order to comply with the Sanitary Services Acts, 1878-1964.

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

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

23. In order to comply with the Sanitary Services Acts, 1878-1964.

9 JUL 1986



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF  
PERMISSION

P/2474/86

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act 1983

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

Decision Order  
Number and Date **P/1896/86 - 29/5/86**  
Register Reference No. **86A-418**  
Planning Control No. ....  
Application Received on **1/4/86**

Applicant **Princess Developments Ltd**

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

**substitution of house type for 17 dwellings on Roads 4 and 5 at Monkfield,**  
**Monastery Road, Clondalkin**

### CONDITIONS

### REASONS FOR CONDITIONS

23. cond...

b. Before building work shall be put in hands, the applicants shall pay a contribution towards the realignment of the Cammock River to the County Council. The amount of which shall be agreed with the Sanitary Services Department.

24. That the proposals for water supply be in accordance with the requirements of the Sanitary Services Department in relation to the laying of 600mm watermain to serve the site. Applicants to pay a deposit to Dublin County Council for the laying of the watermain across lands not in the applicants control. In this regard the 300m main is sufficient to provide a water supply for two years at which time the 600mm main must be laid.

24. In order to comply with the Sanitary Services Acts, 1878-1964.

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **9 JUL 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.

Form A1—Future Print Ltd.