

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/81
1. LOCATION	Balgaddy, Clondalkin		
2. PROPOSAL	Alteration & Change of House Type		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	27 January 1986	1.
			2.
4. SUBMITTED BY	Name Architect's Department, Address Crampton Housing Ltd. 158 Shelbourne Road, Dublin 4		
5. APPLICANT	Name As above Address		
6. DECISION	O.C.M. No. P/933/86	Notified 25th March, 1986	
	Date 25th March, 1986	Effect To grant permission	
7. GRANT	O.C.M. No. P/1614/86	Notified 7th May, 1986	
	Date 7th may, 1986	Effect Permission granted	
8. APPEAL	Notified 16th April, 1986	Decision	
	Type 1st Party	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)

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

P/1614/86

Notification of Grant of Permission/Approval

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

1963-1983

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

Decision Order
Number and Date **P/933/86, 23/3/'86**

Register Reference No. **86A/81**

Planning Control No.

Application Received on **27/1/'86**

Floor area. **15,140 sq.m.**

Applicant **Crampton Housing Ltd.**

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

Proposed change of house type and alterations to an already approved layout of Section A of a residential development at Ballygaddy, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That 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 to be obtained and all conditions of that approval to be observed in the development.</p> <p>3. each That the proposed house be used as a single dwelling unit.</p> <p>That a financial contribution in the sum of 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 on the site</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. To prevent unauthorised development.</p> <p>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>

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **-7 MAY 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.

4. That no development under any permission granted pursuant to this decision be completed until the satisfactory completion of services (including maintenance until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:

(a) Lodgment 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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment 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 specification.

Or/

(c) Lodgment 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 lodgment in either 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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7 MAY 1986

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/16.1.4/86

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

Notification of Grant of Permission/Approval

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

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

Decision Order
Number and Date **P/933/86, 25/3/'86**

Register Reference No. **86A/81**

Planning Control No.

Application Received on **27/1/'86**

Floor area. **15,180 sq.m.**

Applicant **Crampton Housing Ltd.**

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

Proposed change of house type and alterations to an already approved layout of Section A of a residential development 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.	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 **-7 MAY 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

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| <p>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.</p> | <p>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.</p> |
| <p>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.</p> | <p>12. In the interest of the proper planning and development of the area.</p> |
| <p>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.</p> | <p>13. In the interest of visual amenity.</p> |
| <p>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.</p> | <p>14. In the interest of the proper planning and development of the area.</p> |
| <p>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.</p> | <p>15. To protect the amenities of the area.</p> |
| <p>16. That a minimum front building line of 25ft. and a rear garden depth of 35ft. be provided for all houses.</p> | <p>16. In the interest of the proper planning and development of the area.</p> |
| <p>17. 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.</p> | <p>17. In the interest of the proper planning and development of the area.</p> |
| <p>18. 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.</p> | <p>18. In the interest of the proper planning and development of the area.</p> |
| <p>19. That a minimum distance of 7ft. 6ins. of open area be provided between separate dwellings.</p> | <p>19. In the interest of the proper planning and development of the area.</p> |

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-7 MAY 1986

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/16.14/86

PLANNING DEPARTMENT,
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DUBLIN 1.

GRANT OF
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Notification of Grant of Permission/Approval

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

To **Crampton Housing Ltd.,**
138, Shelbourne Road,
Dublin 4.
Decision Order
Number and Date **P/933/86, 25/3/'86**
Register Reference No. **86A/81**
Planning Control No.
Application Received on **27/1/'86**
Applicant **Crampton Housing Ltd.** Floor area. **15,150 sq.m.**

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

Proposed change of house type and alterations to an already approved layout of Section A of a residential development at Balgaddy, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
20. That the applicant pay a financial contribution of £200. 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.	20. In the interest of the proper planning and development of the area.
21. 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.	21. In the interest of the proper planning and development of the area.
22. That the foul sewerage arrangements be in accordance with the requirements of the County Council's Sanitary Services Department. In this regard, no development to take place on foot of this grant of permission until such time as a connection to the Griffeen Valley Sewer has been approved in writing. In this regard the applicant to consult with Sanitary Services Department.	22. In order to comply with the requirements of the Sanitary Services Department.
23. The incidental open space in the cul-de-sac to the east of Road A3 to be widened to 35ft. in width. The surrounding road to be 20ft. in width	23. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date **-7 MAY 1986**

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