

COMHAIRLE CHONTAE ÁTHA CLIATH

P.C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE B5A/1497
1. LOCATION	Sites 265-306, Roads 9 and 10, Monksfield, Monastery Road S	
2. PROPOSAL	Change of house type for 42 dwellings	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	20 November '85
	Date Further Particulars	
	(a) Requested	(b) Received
	1.	1.
	2.	2.
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/103/86	Notified 16th Jan., 1986
	Date 16th Jan., 1986	Effect To grant permission
7. GRANT	O.C.M. No. P/696/86	Notified 27th Feb., 1986
	Date 27th Feb., 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)

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

XXXXXX

P / 6.9.6 / 86

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

Decision Order
Number and Date P/103/86 16/1/86

Register Reference No. 85A1497

Planning Control No.

Application Received on 20/11/86

Applicant Princess Developments,

Floor Area: 27,272 sq.ft. *PK*

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

Proposed substitution of house type for 42 dwellings on Roads 9 and 10 at Monksfield
Monastery Road, Dublin 3. *Radall*

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 the arrangements made for the payment of the 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 providing the services in the area of the proposed development and which facilitate this development to be strictly adhered to in respect of this development.	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.
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 Spaces, Car Parks, Sewers, Watermains and Drains,	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

MB
For Principal Officer

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.

has been given by:-

- 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 Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or/.....
- b. Lodgement with the Council of a Cash Sum of £100,000.00 to be applied by the Council at its discretion if such services are not provided to its satisfaction, on the provision and completion of such services to standard specification.
Or/.....
- c. Lodgement with the Planning Authority of a letter of guarantee issued by anybody 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:

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.

P/6.9.6/86



1986

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
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DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

P / 6.9.6 / 86

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

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

Decision Order **P/103/86** **16/1/86**
Number and Date
85A1497

Register Reference No.

Planning Control No.

Application Received on **20/11/85**

Applicant **Princess Developments.**

Floor Area: **27,272 sq.ft.** *PK*

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

Proposed substitution of house type for 42 dwellings on Roads 9 and 10 at Monkfield Monastery Road, Dublin 3. Clonsilla

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.
That the area shown as open space be levelled, earthed, seeded and planted with grass and trees and shrubs to the satisfaction of the Council and that the area 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

WJ
For Principal Officer
27 FEB 1986

IMPORTANT: Turn overleaf for further information

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.

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.

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 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.

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

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.

12 In the interest of visual amenity.

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, watermains or drains forming part of the development, until taken in charge by the Council.

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

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.

14. To protect the amenities of the area.

Contd./.....

P/696/86

27 FEB 1986

