

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1088
1. LOCATION	Monksfield, off Monastery Road, Clondalkin. S		
2. PROPOSAL	Change of house type to Sites 39-58 incl.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 14th August, 85.	Date Further Particulars (a) Requested
			(b) Received
			1. 2.
4. SUBMITTED BY	Name Mr. Frank Elmes, Address Main Street, Dundrum, Dublin 14.		
5. APPLICANT	Name G. & T. Garvey Limited, Address 9, Creamorne, Templeogue, Dublin 16.		
6. DECISION	O.C.M. No. P/3610/85		Notified 10th Oct., 1985
	Date 10th Oct., 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/4089/85		Notified 20th Nov., 1985
	Date 20th Nov., 1985		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

P / 4.08.9 / 85

Notification of Grant of Permission/Approval

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

To **Mr. Frank Elmes,**
Main Street,
Dundrum,
Dublin 14.

Decision Order
Number and Date **P/3610/85, 10/10/'85**
Register Reference No. **85A/1088**
Planning Control No.
Application Received on **14/8/'85**

Applicant **G. & T. Garvey Ltd.**

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

**Proposed change of house type only to approved sites (YA.1890) 39-58 incl., Monksfield,
off Monastery Road, 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 the arrangements made for the payment of the standard financial contribution in the sum of £42,774. in respect of the overall development be strictly adhered to in respect of these sites.	4. In the interest of the proper planning and development of the area.
5. That the arrangements made for the payment of the special open space and roads contribution in respect of the overall development be strictly adhered to in respect of these sites.	5. In the interest of the proper planning and development of the area.
6. That the arrangements made for the lodgement of security for this development be strictly adhered to in respect of these sites.	6. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Cont.

For Principal Officer

20 NOV 1985

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.

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262, 264)

P/4089/85

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

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982 1963-1983

To **Mr. Frank Elmes,**

Main Street,

Dundrum,

Dublin 14.

Applicant **G. & T. Garvey Ltd.**

Decision Order Number and Date **P/3610/85, 10/10/'85**

Register Reference No **85A/1088**

Planning Control No

Application Received on **14/8/'85**

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

**Proposed change of house type only to approved sites (YA.1880), 39-58, inclusive,
Monksfield, Off Monastery Road, Clondalkin.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
7. 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. To protect the amenities of the area.
8. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	8. In the interest of amenity.
9. 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. In the interest of amenity and public safety.
10. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	10. In the interest of the proper planning and development of the area.
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.	In the interest of the proper planning and development of the area.
11. 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 prior to the commencement of development.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

(Contd. . . .)

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

20 NOV 1985

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>12. 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>13. 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>14. 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>15. 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>16. 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>17. That all internal roads be constructed to Roads Department Standards.</p> <p>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.</p> <p>19. That a minimum separation of 7' 6" be provided between each house, pair of houses, or terrace of houses.</p> <p>20. That a minimum front garden depth of 25' and rear garden depth of 35' be provided for all houses.</p> <p>21. 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.</p> <p>22. That turning bays at ends of cul-de-sac be to Development Plan Standards.</p> <p>23. That no walls/fences or other boundary treatment be provided at the front of the house except with the prior approval of the Planning Authority.</p> | <p>12. 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>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of visual amenity.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. To protect the amenities of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>20. In the interest of the proper planning and development of the area.</p> <p>21. In the interest of the proper planning and development of the area.</p> <p>22. In the interest of the proper planning and development of the area.</p> <p>23. In the interest of the proper planning and development of the area.</p> |
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20 NOV 1985