

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  85A/758
1. LOCATION	Site Nos. 235-274 incl. 863-870 incl. 837-860 incl. on Roads 4 & 18, Greenpark, Old Naas Road, Clondalkin. <span style="float: right; font-size: 2em;">9</span>		
2. PROPOSAL	Substitution of 72 dwellings in lieu of 64 dwellings.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	31st May, 85.	1. .... 2. ....
4. SUBMITTED BY	Name Mr. Allan S. Tomkins, Address 308, Clontarf Road, Dublin 3.		
5. APPLICANT	Name Dwyer Nolan Developments Limited, Address 11, Mespil Road, Dublin 4.		
6. DECISION	O.C.M. No. P/2750A/85		Notified 29th July, 1985
	Date 29th July, 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/3309/85		Notified 11th September, 1985.
	Date 11th September, 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)

P/3309/85

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: **Allan S. Tomkins,**  
**208, Clontarf Road,**  
**Dublin 3.**

Decision Order  
Number and Date **P/2750/85, 29/7/'85**

Register Reference No. **85A/758**

Planning Control No. ....

Application Received on **31/3/'85**

Applicant **Dwyer Nolan Developments Ltd.**

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

**Proposed substitution of house type for 72 dwellings in lieu of 64 dwellings on Roads 4 and 18 at Greengrass, Old Naas Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
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.	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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the arrangements made for the payment of a financial contribution in the sum of £321,000. be strictly adhered to in respect of the overall 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.

Cont./.....

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **11 SEP 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

P/3309/85

5. 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, carparks, 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) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£250,000.**

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 £100,000.** 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.

Cont.../....



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P/3309/85

PLANNING DEPARTMENT,  
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DUBLIN 1.

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

1963-1983

To: **Allan S. Tomkins,**  
**308, Clontarf Road,**  
**Dublin 3.**

Decision Order  
Number and Date **P/2750/85, 29/7/85**

Register Reference No.

**85A/758**

Planning Control No.

**31/5/85**

Application Received on

Applicant

**Dwyer Nolan Developments Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**Proposed substitution of house type for 72 dwellings in lieu of 64 dwellings on Roads 4 and 18 at Greempark, Old Naas 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.
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, soiled, seeded and landscaped to the satisfaction of the County Council and to 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.

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 the interest of the proper planning and development of the area.
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 **11 SEP 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

F. 3309/85

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.
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.
16. That a minimum of 7' 6" separation be provided between each pair of terrace of houses.
17. That a financial contribution of £250. per house be paid by the applicant to Dublin County Council as a contribution towards the construction of major roads in the area. This contribution to be paid on a phased basis as already agreed.
18. That a minimum front building line of 35ft. be provided to all houses fronting onto Road 4.
19. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.
20. In relation to the proposals for surface water drainage, a portion of the proposed twin 1,200mm. pipe-line is located in County Council property. A wayleave must be negotiated before any work on the outfall commences. Details to be agreed with the Sanitary Services Department. Additionally, the surface water sewer from manhole 556<sup>3</sup> all be extended to the southside

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

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11 SEP 1985

Form E1—Future Print Ltd.



# DUBLIN COUNTY COUNCIL

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PERMISSION

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P/3309/85

PLANNING DEPARTMENT,

FLOOR 2,

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Number and Date

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To: Allan S. Tomkins,

308, Clontarf Road,

Dublin 3.

Applicant

Dwyer Nolan Developments Ltd.

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### CONDITIONS

### REASONS FOR CONDITIONS

Cont.

20. of the manhole on Road No. 4. No occupation of any of the proposed houses is to take place before the construction of the surface water outfall is completed.

21. That a minimum front building line of 25ft. be provided (except for those houses referred to in Condition No. 18) and a minimum rear garden depth of 35ft. to all houses

22. That plans for landscaping of roadside margins including street tree planting be submitted to and agreed with the Parks Department prior to the commencement of development.

23. That arrangements for compliance with Condition No. 24 of Order PA/582/82 (WA.1776), (which permission the applicant referred to in letter to Planning Department dated 7/9/82), be made by the applicant before the commencement of development. This condition states:- "that the remaining land on both sides of St. John's Road in the applicants ownership and required for the construction of the Slot Road be made available to the County Council at a price of £15,000. per acre. This money to be paid by reducing the £250. per house contribution by the appropriate amount. This land to be made available

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

22. In the interest of visual amenity.

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

Signed on behalf of the Dublin County Council

For Principal Officer

11 SEP 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.

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23 Cont..

to the County Council immediately on commencement of development on foot of this permission". The making available of the land referred to in Condition No. 24 of WA.1776 was part of the planning application granted permission by Order No. PA/572/82 (WA.1776).

24. That provision be made for the possible future extension of Road 18.

25. That prior to the commencement of development the applicant shall pay a further financial contribution of £24,000, as a contribution of £1,000 per house towards the provision of public open space to serve the additional 24 houses granted permission over and above those granted permission at the time of the decision on WA.64. This contribution refers to the entire estate and covers permissions granted up to and including the current permission.

26. That all relevant conditions of Order No. PA/572/82 (WA.1776) be strictly adhered to in the development.

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

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

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

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