

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE 85A/757				
1. LOCATION	Site Nos. 247-276 incl. Road 10, Monksfield, Monastery Road, Clondalkin. <span style="float: right; font-size: 2em;">9</span>						
2. PROPOSAL	Substitution of house type for 30 dwellings.						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> Date Further Particulars (a) Requested </div> <div style="width: 48%;"> Date Further Particulars (b) Received </div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1. ....</td> <td style="width: 50%;">1. ....</td> </tr> <tr> <td>2. ....</td> <td>2. ....</td> </tr> </table>	1. ....	1. ....	2. ....	2. ....
1. ....	1. ....						
2. ....	2. ....						
4. SUBMITTED BY	Name Mr. Allan S. Tomkins, Address 308, Clontarf Road, Dublin 3.						
5. APPLICANT	Name Princess Developments Limited, Address 50, Garville Lane, Rathgar, Dublin 6.						
6. DECISION	O.C.M. No. P/2746/85 Date 29th July, 1985		Notified 29th July, 1985 Effect To grant permission				
7. GRANT	O.C.M. No. P/3307/85 Date 11th September, 1985.		Notified 11th September, 1985. Effect Permission Granted.				
8. APPEAL	Notified Type		Decision 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/3307/85

## 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/2746/85, 29/7/85**  
Register Reference No. **85A/757**  
Planning Control No. **10150**  
Application Received on **31/5/85**

Applicant **Princess Developments Ltd.**

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

**Proposed substitution of house type for 30 dwellings on Road 10, at Monkfield, Monastery Road, Clonsilla.**

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 arrangements made for payment of the financial contribution in the sum of £320,200. 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.	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.

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

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 space, car parks, sewers, water mains or drains has been given by:

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.

(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, car parks, sewers, water mains 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./...

11 SEP 1985

Form D1—Future Print Ltd.



# DUBLIN COUNTY COUNCIL

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P. 3307/85

PLANNING DEPARTMENT,  
BLOCK 2,  
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DUBLIN 1.

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

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

1963-1983

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

Decision Order  
Number and Date **P/2746/85, 29/7/'85**

Register Reference No. **85A/757**

Planning Control No. **10150**

Application Received on **31/5/'85**

Applicant: **Princess Developments Ltd.**

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

**Proposed substitution of house type for 30 dwellings on Road 10, at Monksfield, Manastery Road, 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.

That the area shown as open space be levelled, sealed, graded and landscaped to the satisfaction of the County Council and be available for use by residents or completion of their dwellings.

In the interest of amenity and public safety.

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.

Signed on behalf of the Dublin County Council

(Contd. . .)

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **111 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

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.

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.

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.

~~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. 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. That the location of builders compound sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.

15. That the internal roads and roundabouts including the 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. 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.

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

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

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

12. In the interest of visual amenity.

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

13. To protect the amenities of the area.

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

15. In order to comply with the requirements of the Roads Department.

16. In order to comply with the requirements of the Roads Department.

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.

Cont./...

11 SEP 1985



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Tel. 724755 (ext. 262/264)

P/3307/85

## Notification of Grant of Permission/Approval

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

Decision Order

Number and Date P/2746/85, 29/7/85

Register Reference No. 85A/797

Planning Control No. 10150

Application Received on 31/5/85

To Allan S. Tomkins,

308, Clontarf Road,

Dublin 3.

Applicant Princess Developments Ltd.

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

Proposed substitution of house type for 30 dwellings at Road 10, at Monkfield, Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
19. That each proposed house be used as a single dwelling unit.	19. To prevent unauthorised development.
20. That the proposals for surface water drainage be in accordance with the requirements of the Sanitary Services Department. In this regard:- 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. b) Before any 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.	20. In order to comply with the Sanitary Services Acts, 1878-1964.

Cont./.....

Signed on behalf of the Dublin County Council

For Principal Officer

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.

21. That the proposals for water supply 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 land now in the applicants control. In this regard the 300mm. main is sufficient to provide a water supply for 2 years at which time the 600mm. main must be laid.

22. That the developer shall construct and maintain to the Council's standards 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.

23. That no houses be occupied in this estate until such time as the 300ft. wide strip of public open space amenity lands referred to in Condition No. 14 of Reg. Ref. WA.1367 has been ceded to the County Council.

24. That a financial contribution of £300. per house in respect of each house to the east of the distributor road be paid to the County Council on a phased basis in respect of all the development of the open space generated by the development to the east of the Local Distributor road.

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

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

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

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