

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/647
1. LOCATION	Balgaddy Section 11D2, Clondalkin, S		
2. PROPOSAL	Residential development		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P	13th May, 1985	1. 2.
4. SUBMITTED BY	Name Dublin Corporation, Address 16/19, Wellington Quay, Dublin 2.		
5. APPLICANT	Name Dublin Corporation Address City Hall, Dublin 2.		
6. DECISION	O.C.M. No. P/2485/85		Notified 12th July, 1985
	Date 12th July, 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/3055/85		Notified 23rd Aug., 1985
	Date 23rd Aug., 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 Corporation,
Housing Construction Dept.,
16/19, Wellington Quay,
Dublin 2.

85A/647

21/11/'85

Re: Proposed residential development at Balgaddy, Clondalkin for
Dublin Corporation.

Dear Sir/Madam,

I refer to your submission received on 25/9/'85 to comply with Condition No.'s 10 and 11 of decision to grant permission by Order No. P/2485/85, dated 12/7/'85, in connection with the above.

In this regard, I wish to inform you that the submission is satisfactory in relation to Condition No.'s 10 and 11. In relation to surface water drainage all existing streams are to be diverted to the proposed scheme and redundant water courses are to be dealt with to the satisfaction of the Building Control Engineer.

Yours faithfully,


for Principal Officer

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/30.5.5/85

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To.....
Dublin Corporation,
Housing Construction Department,
16/19 Wellington Quay,
Dublin 2.

Decision Order P/2485/85, 12/7/85
Number and Date
Register Reference No. 85A/647
14510/8642
Planning Control No.
Application Received on 15/5/85

Applicant.....
Dublin Corporation.

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

Proposed residential development at Balgaddy, Clondalkin.

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.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That each proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of £97,550 (ninty-seven thousand, five hundred and sixty pounds) 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 of development on the site.
5. That details of the treatment of the area in the vicinity of the proposed shop be submitted to and agreed with the Planning Authority prior to commencement of development. These proposals to include details of planting and paving. In this respect the proposed area of grass to the south west of the shop site to be paved and planted.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised 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.
5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date..... 23 AUG 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.

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5. That the location of footpaths, other than roadside paths, across public open spaces within the housing site be agreed with the Planning Authority prior to the commencement of development.
6. In the interest of the proper planning and development of the area.
7. That the cul-de-sac head opposite sites 98-99 be altered so that it does not intrude into the public open space at this location. Details to be agreed with the Planning Authority.
7. In the interest of the proper planning and development of the area.
8. In relation to tree planting that Acer Platanoides (Norway Maple) be substituted for Sorbus Aria in the proposed planting scheme.
8. In the interest of the proper planning and development of the area.
9. That the contribution for Class I public open space development of £300 per house required by this development be off set against the contribution already paid by Dublin Corporation to Dublin County Council for the development of Ballyowen Park.
9. In the interest of the proper planning and development of the area.
10. That, in relation to foul and surface water drainage, 1:2500 scale map indicating the catchment areas of the overall development in this vicinity, of which Section 11D2 forms a part, and indicating the main trunk sewers to which it is intended to connect, including as constructed details shall be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.
10. In order to comply with the Sanitary Services Acts, 1878-1964.
11. That the applicant consult with Sanitary Services Department regarding the sizing of surface water pipes to be installed. Some of these pipes will require to be increased in size and revised drawings indicating these alterations to be submitted to and agreed with Sanitary Services Department prior to the commencement of development.
11. In order to comply with the Sanitary Services Acts, 1878-1964.
12. That in relation to water supply, all hydrants at stop ends in cul-de-sac to be duck-foot hydrants.
12. In order to comply with the Sanitary Services Acts, 1878-1964.

CONFIDENTIAL

23 AUG 1985

DUBLIN COUNTY COUNCIL

F, 30.5.5 / 85

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
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DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To: **Dublin Corporation,**
Housing Construction Dept.,
16/19, Wellington Quay,
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Decision Order
Number and Date **P/2485/85, 12/7/'85**
Register Reference No. **85A/647**
Planning Control No. **14510/8642**
Application Received on **15/5/'85**

Applicant **Dublin Corporation**

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

Proposed residential development at Balgaddy, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

13. 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.
14. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
15. 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.
16. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
17. 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.
18. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASONS FOR CONDITIONS

13. To protect the amenities of the area.
14. In the interest of amenity.
15. In the interest of amenity and public safety.
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 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

23 AUG 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.

19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. That all road dimensions to be to County Council standards.
25. That a further financial contribution of £1,859. per house be paid to Dublin County Council as a contribution towards the improvement of the road network in the area. This contribution covers distributor roads in the Balgaddy and the Ballyowen Upper and Lower areas. It also covers part of the Outer Ring and the extension of the Newlands/Fonthill Road. The cost of the recently constructed Balgaddy Road will be offset against this construction. The cost of 50% of the construction of the rest of the distributor road westwards to the limit of the Crampton lands will also be offset against this contribution.

19. 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.
20. In the interest of the proper planning and development of the area.
21. In the interest of visual amenity.
22. In the interest of the proper planning and development of the area.
23. To protect the amenities of the area.
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.

Cont.../.....

23 AUG 1985

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