

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 85A/515
1. LOCATION	"Wood-Avens", Lucan Road, Clondalkin, Co. Dublin	
2. PROPOSAL	12 Additional houses - Sites 85-96 incl.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	19th April, 85.
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Mr. Thomas L. Maguire, Address 6, Railway Terrace, Dublin Road, Naas, Co. Kildare.	
5. APPLICANT	Name Thomas Hoare & Co. Ltd. C/O Mr. Thomas L. Maguire, Address 6, Railway Terrace, Dublin Road, Naas, Co. Kildare.	
6. DECISION	O.C.M. No.	P/2082/85
	Date	13th June, 1985
	Notified	13th June, 1985
	Effect	To grant permission
7. GRANT	O.C.M. No.	P/2727/85
	Date	23rd July, 1985
	Notified	23rd July, 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

GRANT OF PERMISSION

tel. 724755 (ext. 262/264)

P/2727/85

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

Notification of Grant of Permission/Approval

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

To: T. Maguire,
6 Railway Terrace,
Dublin Road,
Kilmasnoich, Co. Kildare.
Applicant: Thomas Hoare & Co. Ltd.

Decision Order
Number and Date: P/2082/85 - 13/6/85
Register Reference No.: 85A-515
Planning Control No.:
Application Received on: 19/4/85

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

extension to existing roadway and 12 additional two storey terraced houses in four blocks on sites 85-96 inclusive at Wood-Avens, Neilstown 'E', Lucan 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 all conditions of Dublin Corporation's Specification for Small Builders be adhered to in the carrying out of this development.	3. In the interest of the proper planning and development of the area.
4. That a concrete hardstanding be provided to the front of each dwelling to facilitate off-street car parking.	4. In the interest of the proper planning and development of the area.
5. That one half standard tree be provided in the front garden of each house.	5. In the interest of amenity.
6. That suitably capped and finished concrete block or brick screen walls be erected to screen rear gardens from public view and along the entire eastern boundary of the site. Screen walls to be provided to the side of site no. 85.	6. In the interest of visual amenity.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

23 JUL 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.

That each house have minimum front building line of 25ft. and rear garden depth of 35ft.

8. That a minimum of 7'6" to be provided between each pair of houses.

9. That the houses shall not be occupied until such time as the Local Distributor Road system, including footpaths and public lighting, which is to provide access to the site has been completed to the satisfaction of the Planning Authority.

10. That the roadway serving sites 91-96 be built to Roads Department's Standards.

11. That a financial contribution in the sum of £4,920. 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 commencement of development on site.

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

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

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.

11. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.