

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/380
1. LOCATION	Sites 420-431 incl. 153 + 154 Rd. 13, Greenpark, Old Naas Road. S		
2. PROPOSAL	14 Townhouses.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	22nd March, 85.	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name A. 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/1772/85		Notified 20th May, 1985
	Date 20th May, 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/2419/85		Notified 4th July, 1985
	Date 4th 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

Tel. 724755 (ext. 262/264)

P/24.19/85

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, 1963-1982
1963-1983

To A.S. Tomkins,
308, Clontarf Road,
Dublin 3.
Applicant Dwyer Nolan Developments Ltd.
Decision Order
Number and Date P/1772/85, 20/5/85
Register Reference No. 8547380
Planning Control No. 8830
Application Received on 22/3/85

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 14 town houses in lieu of 12 semi-detached houses on Road 13, At Greenpark, Old Neas Road, Clondalkin.

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.
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.
3. ~~each~~ That the proposed house be used as a single dwelling unit.
4. That the arrangements made for payment of the financial contribution in the sum of £321,000. in respect of the overall development be strictly adhered to.

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.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 4 JUL 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

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

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£250,000. in respect of the overall development** 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. in respect of the overall development** 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.

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.

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Handwritten signature

DUBLIN COUNTY COUNCIL

P/24.19/85

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GRANT OF
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Notification of Grant of Permission/Approval

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

1963-1983

To **A.S. Tomkins,**
308, Clontarf Road,
Dublin 3.

Decision Order **P/1772/85, 20/5/'85**
Number and Date

Register Reference No. **85A/380**

Planning Control No. **8830**

Application Received on **22/3/'85**

Applicant **Dwyer Nolan Developments Ltd.**

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

Proposed 15 town houses in lieu of 12 semi-detached houses on Road 13, at Greenpark, Old Nass 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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
That the area shown as green space in the site plan be 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.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **4 JUL 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>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.</p> <p>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.</p> <p>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.</p> <p>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, watermains or drains forming part of the development, until taken in charge by the Council.</p> <p>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.</p> <p>16. That a minimum of 7' 6" separation be provided between each pair of houses.</p> <p>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.</p> <p>18. That a maximum of 100 no. houses be permitted to be developed from the Old Naas Road until such time as improvements to the Old Naas Road east of the applicants site have taken place. Details to be agreed with the Planning Authority prior to commencement of development.</p> <p>19. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to commencement of development.</p> | <p>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.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of visual amenity.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. To protect the amenities of the area.</p> <p>16. In the interest of the proper planning and development 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> |
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-4 JUL 1985

P/2419/85 DUBLIN COUNTY COUNCIL

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Applicant Dwyer Nolan Developments Ltd.

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Proposed 14 town houses in lieu of 12 semi-detached houses on Road 13, at Greenpark,
Old Naas Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
20. In relation to the proposals for surface water drainage, a portion of the proposed twin 1,200mm. pipeline is located in the County Council property. A wayleave must be negotiated before any work on the outfall commences. Details to be agreed with Sanitary Services Department. Additionally, the surface water sewer from manhole 556 shall be extended to the southside of the manhole on Road 4. No occupation of any of the proposed houses is to take place before the outfall is completed.	20. In the interest of the proper planning and development of the area.
21. In relation to water supply a watermain layout for the development indicating mains and their sizes shall be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.	21. In order to comply with the Sanitary Services Acts, 1878-1964.
22. That a minimum front building line of 30ft. be provided and a minimum rear garden depth of 35ft. to all houses.	22. In the interest of the proper planning and development of the area.
23. That plans for landscaping of roadside margins including street tree planting be submitted to and agreed with the Parks Department prior to commencement of development.	23. In the interest of visual amenity.
24. 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.

Signed on behalf of the Dublin County Council

WJ Cont.../....
For Principal Officer

Date 24 JUL 1985

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the

25. That screen walls in block or similar durable materials, 2 metres high and suitably capped and rendered be provided along the rear boundary of the house sites and along the side boundary of Site 154.

26. That a financial contribution of £1,000. be paid to the County Council as a contribution towards the provision of public open space to serve the additional house granted planning permission by Order No. PA/2430/83 (Rg. Ref. YA.1536).

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.