

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/183
1. LOCATION	Road 4, Monastery Road, Clondalkin S		
2. PROPOSAL	Substitution of house type for 37 town houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	18 February 1985	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> 1. 2. </div> <div style="width: 48%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name A.S. Tomkins, Address 308 Clontarf Road, Dublin 3		
5. APPLICANT	Name Western Investments Ltd., Address Greenhills Ind. Est., Walkinstown, Dublin 12		
6. DECISION	O.C.M. No. P/1263/85 Date 16th April, 1985		Notified 16th April, 1985 Effect To grant permission
7. GRANT	O.C.M. No. P/1959/85 Date 30th May, 1985		Notified 30th May, 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.

P/1959/85

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: **Western Investments Ltd.**

Decision Order
Number and Date: **P/1263/85, 16/4/85**
Register Reference No. **85A/183**
Planning Control No. **3177**
Application Received on **18/2/85**

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

Proposed substitution of house type for 37 town houses on Road 4, Monastery Road, Glondalkin.

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. each That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of 240,774 in respect of the overall development. 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 on the site.	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

HA
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

30 MAY 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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£75,000.**

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 £47,000.** 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.

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.

P/1.9.5.9/85

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P/1.253/85

PLANNING DEPARTMENT,
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PLANNING DEPARTMENT
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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, **A.S. Tomkins,**
308, Clontarf Road,
Dublin 3.

Decision Order Number and Date **P/1263/85, 16/4/85**

Register Reference No. **85A/183**

Planning Control No. **3177**

Application Received on **18/2/85**

Applicant **Western Investments Ltd.**

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

Proposed substitution of house type for 37 town houses on Road 4, Monastery 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 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. | 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. In relation to water supply, a satisfactory watermain layout is to be submitted to and agreed with Sanitary Services Department prior to the commencement of development. | 10. In order to comply with the Sanitary Services Acts, 1878 - 1964. |

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

30 MAY 1985

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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.

CONDITIONS	REASONS FOR CONDITIONS
<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>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. 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>12. In the interest of the proper planning and development of the area.</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>13. In the interest of visual amenity.</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>14. In the interest of the proper planning and development of the area.</p>
<p>15. That all internal roads be constructed to Roads Department Standards.</p>	<p>15. In the interest of the proper planning and development of the area.</p>
<p>16. That the roadworks at the Monastery Road roundabout and the distributor roads and housing access roads leading to the site be constructed to Roads Department's standards. These roadworks to be completed prior to the commencement of development on the site.</p>	<p>16. In the interest of the proper planning and development of the area.</p>
<p>17. That a financial contribution of £700. per house be paid to Dublin County Council in relation to the improvement of the road network in the area. This contribution to be paid prior to the commencement of development on the site.</p>	<p>17. In the interest of the proper planning and development of the area.</p>
<p>18. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-east of the site if and when required.</p>	<p>18. In the interest of the proper planning and development of the area.</p>
<p>19. That a minimum separation of 7' 6" be provided between each house, pair of houses or terrace of houses.</p>	<p>19. In the interest of the proper planning and development of the area.</p>
<p>20. That a minimum front garden depth of 25ft. and rear garden depth of 35ft. be provided for all houses.</p>	<p>20. In the interest of the proper planning and development of the area.</p>
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P/1.9.59/85

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CONDITIONS	REASONS FOR CONDITIONS
21. That the area of public open space to the east of the site of YA.1890 which is to facilitate the overall development shall be fenced off and protected during site development works. This area shall not be used as sites for the storage of building materials, soil, rubble etc.	21. To protect the amenities of the area.
22. That the location of builders compound sites and the site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.	22. In the interest of the proper planning and development of the area.
23. That a financial contribution of £58,000.00 be paid to Dublin County Council as a contribution towards the provision and development of public open space to serve the development. This contribution to be paid prior to commencement of development.	23. In the interest of the proper planning and development of the area. The development does not provide public open space within the site to meet the requirements of the Development Plan.
24. That a financial contribution of £300. per house (i.e. £10,800.) be paid by the developer to Dublin County Council towards the cost of development of the area of public open space to the east of the overall site and which is to serve this development. This relates to 36 housesites. This contribution to be paid prior to commencement of development on the site.	24. In the interest of the proper planning and development of the area.
25. That an off-street car parking bay be provided for each dwelling to Development Plan Standards.	25. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

30 MAY 1985

Approval of the Council under Building By-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.

P/1.9.59/85

That no walls/fences or other boundary treatment be provided at the front of the houses except with the prior approval of the Planning Authority.

27. That bedroom two be increased in size by the inclusion of the "press" area proposed in bedroom one.

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

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