

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/79
1. LOCATION	<div style="float: right; font-size: 2em; margin-right: 10px;">S</div> Sites 59-94 incl., monksfield, off Monastery Road, Clondalkin,		
2. PROPOSAL	Change of house types		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested      (b) Received
	P	25th Jan., 1985	1. ....
			2. ....
4. SUBMITTED BY	Name      Mr Frank Elmes, Address      Main St., Dundrum, Dublin 14.		
5. APPLICANT	Name      G. & T. Garvey Ltd., Address		
6. DECISION	O.C.M. No. P/974/85		Notified 21st March, 1985
	Date 21st March, 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/1510/85		Notified 2nd May, 1985
	Date 2nd May, 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 .....

Copy issued by ..... Registrar.

Checked by .....

Date .....

Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.5.1.0/85

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, 1963-1983

To Frank Elmes,  
Main Street,  
Dundrum,  
Dublin 14,  
Applicant G. & T. Garvey Limited.

Decision Order  
Number and Date P/974/85 - 21/3/85  
Register Reference No. 85A-79  
Planning Control No.   
Application Received on 25/1/85

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

changes of house type only to approved sites (YA 1890). 59-94 incl. Monksfield,  
Off Monastery Road, Clondalkin for

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 <sup>the</sup> proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>€2,574.00</u> <sup>in respect of the overall development</sup> 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.

Contd. ....

Signed on behalf of the Dublin County Council

For Principal Officer

2 MAY 1985

ATTENTION: Turn overleaf for further information

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

- 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 £30,000. (thirty thousand pounds)

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 of £19,000. 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.

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GRANT OF PERMISSION

P / 1.5.1.0 / 85

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

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

Decision Order P/974/85 - 21/3/85  
Number and Date

Register Reference No. .... 85A-79

Planning Control No. ....

Application Received on ..... **25/1/85**

Applicant G. & T. Garvey Ltd.

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

..... changes of house type only to approved sites (YA 1890) 59-94 incl. Monkaleid,  
..... Off 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.
<del>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.</del>	<del>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</del>

Contd./....  
(Contd. . . )

Signed on behalf of the Dublin County Council

For Principal Officer

**IMPORTANT:** Turn overleaf for further information

Date **2 MAY 1953**

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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| <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, watermain or drains forming part of the development, until taken in charge by the Council.</p> <p>15. That all internal roads be constructed to Roads Departments standards.</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 Departments standards. These roadworks to be completed prior to the commencement of development on the site.</p> <p>17. That a financial contribution of £700. per 18 houses, i.e. £12,600. 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>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>19. That a minimum separation of 6 7ft. 6ins. be provided between each house, pair of houses or terrace of houses.</p> <p>20. That a minimum front garden depth of 25ft. and rear garden depth of 35ft. be provided for all houses.</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. In the interest of the proper planning and development 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> <p>20. In the interest of the proper planning and development of the area.</p> |
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PLANNING DEPARTMENT,  
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LR. ABBEY STREET,  
DUBLIN 1.

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

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

XXXXXXXX 1963-1983

To: **Frank Elmes,**  
**Main Street,**  
**Dundrum,**  
**Dublin 14.**  
Applicant: **G. & T. Garvey Ltd.**

Decision Order  
Number and Date: **P/974/85 - 21/3/85**  
Register Reference No.: **854-79**  
Planning Control No.:  
Application Received on: **23/1/85**

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

XXXXXX

**changes of house type only to approved sites (YA 1890) 59-94 incl. Monkfield Off**  
**Monastery Road, Clondalkin.**

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 £18,000. be paid to Dublin County Council as 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. £5,400.) be paid by the developer to Dublin County Council towards the cost of the 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 18 housesites. The 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.

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date... **2 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.

25. That an off street car parking bay be provided for each dwelling to Development Plan Standards.

26. 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 the small or house type for the 3 bedroom 4 person house (bedroom sizes 120 sq.ft., 100 sq.ft. and 71.25 sq.ft.), be provided only at the end of terraces. A revised layout and elevational plan for the terraces of 6 houses to be submitted to the Planning Authority for agreement to accommodate this alteration.

28. That bedroom no. 2 in the larger house type be increased in size so that it has a minimum floor area of 110 sq.ft. Plans indicating this alteration to be submitted to the Planning Authority prior to the commencement of development.

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.

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

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

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