

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/77	
1. LOCATION		Sites 31-36 incl Rd. 1, 476-513 incl. Rd. 4, St. John's Meadow, Clondalkin.			
2. PROPOSAL		Revised houses (44 sites)			
3. TYPE & DATE OF APPLICATION		TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
		P.	25th Jan. 85.	1. .... 2. ....	1. .... 2. ....
4. SUBMITTED BY		Name Mr. A. S. Tomkins, Address 308, Clontarf Road, Dublin 3.			
5. APPLICANT		Name Dwyer Nolan Dev. Limited, Address 11, Mespil Road, Dublin 4.			
6. DECISION		O.C.M. No. P/970/85 Date 21st march, 1985		Notified 21st March, 1985 Effect To grant permission	
7. GRANT		O.C.M. No. P/1509/85 Date 2nd May, 1985		Notified 2nd 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 .....		Copy issued by .....			
Checked by .....		Date .....			
		Registrar.			
		Co. Accts. Receipt No .....			

# DUBLIN COUNTY COUNCIL

Tel. 724735 (ext. 262/264)

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

P/1.5.09/85

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.**

Decision Order  
Number and Date: **P/970/85 - 21/3/85**

Register Reference No. **851-77**

Planning Control No. ....

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

Applicant: **Dwyer Nolan Developments Ltd**

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

**substitution of house type for 44 dwellings on roads 4 and 1 at St. John's Meadows,**  
**Clondalkin.**

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

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.

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 £250,000. (two hundred and fifty 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 £100,000. 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.

AK

Contd./.....



# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P/1.5.09/85

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 **A.S. Jenkins,**  
**308 Clontarf Road,**  
**Dublin 3.**

Decision Order **P/970/85 - 21/3/85**  
Number and Date

Register Reference No. **85A-77**

Planning Control No. **25/1/85**

Application Received on

Applicant **Dwyer Nolan Developments Ltd.**

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

.... **substitution of house type for 44 dwellings on roads 4 and 1 at St. John's Meadows,**  
**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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety.
9. In the interest of the proper planning and development of the area.
10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IM TANT: Turn overleaf for further information

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.

# CONDITIONS

P/1.509/85

# REASONS FOR CONDITIONS

11. That all watermain tappings, 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.
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.
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.
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.
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.
16. That a minimum of 7ft. 6ins. separation be provided between each pair of terrace of houses.
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.
18. That a minimum front building line of 35ft. be provided to all houses.
19. That the applicant construct at the commencement of development to the satisfaction of the Roads Engineer, and including necessary bridging/culverting of the Camac the 135ft. (approx.) length of the Slot Road from the River Camac southwards.

- 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.
- 12 In the interest of the proper planning and development of the area.
- 13 In the interest of visual amenity.
- 14 In the interest of the proper planning and development of the area.
15. To protect the amenities of the area.
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 the interest of the proper planning and development of the area.
19. In the interest of the proper planning and development of the area.

PK

Contd./.....

2 MAY 1985

Form E1—Future Print Ltd.



# DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/1.5.09/85

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, 1863-1982  
~~1963-1982~~ 1963-1983

Decision Order

Number and Date P/970/85 21/3/85

Register Reference No. 85A-77

Planning Control No.

Application Received on 25/1/85

To A.S. Tomkins

308 Clontarf Road,

Dublin 3.

Applicant Dwyer Nolan Developments Ltd.

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

substitution of house type for 44 dwellings on roads 4 and 1 at St. John's Meadows,  
Clondalkin.

## CONDITIONS

20. The applicant to construct at commencement of development Road No. 1 from the "Klet" Road to provide satisfactory access to building operations within the estate. ~~All building operations within the estate.~~ All building operations for the northern part of the development to be carried out via the "Slo" Road and Road no. 1.

21. The areas indicated as public open space shall be dedicated to the Council, fenced off and kept in a tidy condition through the development of the site and shall not be used for dumping of topsoil or for site offices, compounds etc.,

22. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.

23. That plans for landscaping and roadside margins including street tree planting be submitted to and agreed with the Parks Department prior to the commencement of development.

24. That all houses have a minimum rear garden depth of 35ft.

25. That all relevant conditions of Order No. PA/570/82, Reg. Ref. WA 1776 be strictly adhered to in the development.

## REASONS FOR CONDITIONS

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

21. In the interest of amenity.

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

23. In the interest of visual amenity.

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.

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.

Form A1—Future Print Ltd.