

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  XA 661
1. LOCATION	Quarryvale Housing Area Section D., Clondalkin, <span style="font-size: 2em; float: right;">S</span>		
2. PROPOSAL	Residential development,		
3. TYPE & DATE OF APPLICATION	TYPE  .....P.....	Date Received  5th April, 1982	Date Further Particulars (a) Requested
			(b) Received
			1. ....
			2. ....
4. SUBMITTED BY	Name Dublin Corporation, Address 16/19, Wellington Quay, Dublin 2/Castle St., Dublin 2.		
5. APPLICANT	Name Dublin Corporation, Address City Hall, Dublin 2.		
6. DECISION	O.C.M. No. PA/1345/82		Notified 4th June, 1982
	Date 4th June, 1982		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/479/82		Notified 15th July, 1982
	Date 15th July, 1982		Effect Permission granted
8. APPEAL	Notified		Decision
	Type		Effect
9. APPLICATION SECTION 26 (3)	Date of		Decision
	application		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)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Dublin Corporation,**  
**Housing Construction Department,**  
**16/17, Wellington Quay,**  
**Dublin 2.**

Decision Order  
Number and Date **PA/1345/82, 4/6/82**  
Register Reference No. **XA.661**  
Planning Control No. ....  
Application Received on **5/4/82**

Applicant **Dublin Corporation.**

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

**Proposed residential development at Quarryvale, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	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 a financial contribution in the sum of <b>£104,188.</b> 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 of development 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.
5. <b>That access roads serving the site, including footpaths be completed to Roads Department's standards.</b>	5. <b>In the interest of the proper planning and development of the area.</b>
6. <b>That no houses be occupied within this development until such time as all services are available to it. In this regard the applicant is advised that the necessary foul sewer will not be available for 15 to 18 months at best and therefore water outfall will not be available for 6 months approximately.</b>	6. <b>In the interest of the proper planning and development of the area.</b>
7. <b>That the proposed road to the west of the site to be constructed to Building Bye Laws standards as part of this development from the Distributor Road northwards to the first east/west road within this development. Details to be agreed with Roads Engineer.</b>	7. <b>In the interest of the proper planning and development of the area.</b>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

15 JUL 1982

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.

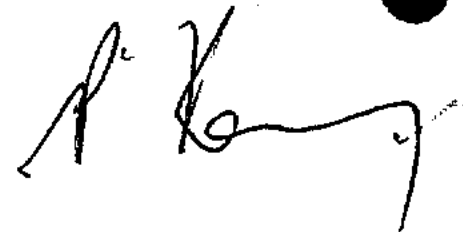
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8. That the road to the east of the site providing access to the development and to the school to be constructed to Building Bye Law standards from the existing Distributor Road to the school site. Details to be agreed with Roads Engineer.
9. That each house have a minimum front building line of 15ft. and minimum rear garden depth of 35ft.
10. That a detailed works specification for the landscaping of the site as indicated on the landscape plan submitted with the application be submitted to and agreed with the Parks Department prior to the commencement of development.

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.



Cont./..

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To: **Dublin Corporation,**  
**Housing Construction Department,**  
**16/19, Wellington Quay,**  
**Dublin 2.**

Decision Order  
Number and Date **PA/1345/82, 4/6/'82**

Register Reference No. **IA.661**

Planning Control No. ....

Application Received on **3/4/'82**

**Dublin Corporation**

Applicant .....

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

**Proposed residential development at Quarryvale, Clonsilla.**

CONDITIONS	REASONS FOR CONDITIONS
<b>11.</b> 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.	<b>11.</b> To protect the amenities of the area.
<b>12.</b> That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	<b>12.</b> In the interest of amenity.
<b>13.</b> 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.	<b>13.</b> In the interest of amenity and public safety
<b>14.</b> That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	<b>14.</b> In the interest of the proper planning and development of the area.
<b>15.</b> 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.	<b>15.</b> In the interest of the proper planning and development of the area.
<b>16.</b> That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	<b>16.</b> In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd ....)

Signed on behalf of the Dublin County Council: .....

for Principal Officer

Date: .....

**15 JUL 1982**

**IMPORTANT: Turn overleaf for further information.**

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

17. 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.
18. 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.
19. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and *finished*, 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.
10. That a boundary wall 2m. in height and suitably capped and finished be provided along the boundary of the site with the Quarryvale Primary School site, as indicated on the submitted plans. *Provision to be made for pedestrian access to the school site.* *along the Dublin boundary of the school site.* Details of this access to be agreed with the Planning Department prior to the commencement of development.
21. That the area of public open space required by the Development Plan to serve this proposal be identified in the main Quarryvale area of public open space to the north of the site and dedicated to the Parks Department Dublin County Council prior to the commencement of development. This area of public open space to be excluded from within the building contract boundary. The area required by Development Plan Standards is 2.23 acres.
22. That the development of the open space area within the estate and the Class I open space to be in accordance with the Parks Superintendents requirements and to provide for all necessary planting, landscaping walling, footpaths, piping of ditches,

17. 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.
18. In the interest of the proper planning and development of the area.
19. In the interest of visual amenity.
20. In the interest of visual amenity.
21. In the interest of amenity.
22. In the interest of amenity.

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Applicant .....**Dublin Corporation**.....

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

**Proposed residential development at Quarryvale, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
<b>22 Cont., development of play lots etc. Alternatively the applicant to pay a financial contribution to the Parks Superintendent towards the proper development of these open spaces.</b>	

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date: .....

**15 JUL 1982**

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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