

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 621
1. LOCATION	Neilstown/Ronanstown, Section D, Clondalkin,		
2. PROPOSAL	Development works for 144 sites, S		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 30th March, 1982	Date Further Particulars
			(a) Requested 1. Time ext. up to & incl., 29/7/82 2. A.I. 29/7/82
(b) Received 1. 2. 13th Jan., 1983			
4. SUBMITTED BY	Name	National Building Agency Ltd.,	
	Address	Richmond Ave., South, Milltown, Dublin 6	
5. APPLICANT	Name	as above	
	Address		
6. DECISION	O.C.M. No.	PA/507/83	Notified 11th March, 1983
	Date	11th March, 1983	Effect To grant permission
7. GRANT	O.C.M. No.	PBD/124/83	Notified 2nd /5/83
	Date	2nd May, 1983	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

PDP/124/83

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: **Principal Architect,**
National Building Agency Ltd.,
Richmond Ave., South,
Milltown, Dublin 6.
Applicant **Dublin Corporation**

Decision Order
Number and Date **PA/507/83, 11/3/'83**
Register Reference No. **XA.621**
Planning Control No. **7763**
Application Received on **30/3/'83**
Time ext. up to & incl. **29/7/'83**
Add. Inf. Rec'd. **13/1/'83**

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

Proposed development of 144 Building sites at Neilstown/Ronanstown (Section D), Clondalkin.

CONDITIONS

1. 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 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. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£4,520** 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.

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.

Cont./..

Signed on behalf of the Dublin County Council:

for Principal Officer

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.

FUTURE PRINT

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 ~~1963-1976~~ 1963-1982

To: Principal Architect,
National Building Agency Ltd.,
Richmond Avenue South,
Milltown, Dublin 6.
Applicant Dublin Corporation

Decision Order
Number and Date PA/507/83, 11/3/'83
Register Reference No. XA.621
Planning Control No. 7763
Application Received on 30/3/'82
Time ext. up to & incl. 29/7/'82
Add. Inf. Rec'd. 13/1/'83

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

Proposed development of 144 building sites at Neilltown/Ronanstown (Section D), Clonsilla.

CONDITIONS	REASONS FOR CONDITIONS
5. 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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
7. 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.	7. In the interest of amenity and public safety
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
That the area shown as open space be levelled, soils tested 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.
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

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.

12 MAY 1983

CONDITIONS

REASONS FOR CONDITIONS

10. 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.
11. 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.
12. 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.
13. ~~That the area shown as open space be levelled,~~ soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. Or alternatively the applicant to contribute a financial contribution of £300. per house towards the development of public open space in the area.
14. That the road reservation affecting the site be set out on site by the applicant and checked by the Roads Engineer prior to the commencement of development. Exact reservations to be obtained from Roads Department prior to setting out the reservation on site.
15. That houses on sites 81-88 incl. be omitted from the development pending clarification of the proposed Naas Motorway reservation which now runs parallel to the railway line on its northern side.
16. That a further financial contribution of £600. per house be paid by the developer to Dublin County Council as a contribution towards the improvement of the road network in the area. This contribution to be paid prior to the commencement of development on the site.

- 10 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.
- 11 In the interest of the proper planning and development of the area.
- 12 In the interest of visual amenity.
13. In the interest of the proper planning and development of the area.
14. In order to comply with the requirements of the Roads Department.
15. In the interest of the proper planning and development of the area.
16. To ensure contribution towards cost of provision of public services in this Department.

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DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval xxxxxx

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

To.....Principal Architect,.....	Decision Order
.....National Building Agency Ltd.,.....	Number and DatePA/507/83, 11/3/'83.....
.....Richmond Avenue South,.....	Register Reference No.XA.621.....
.....Milltown, Dublin 6,.....	Planning Control No.7763.....
Applicant.....Dublin Corporation.....	Application Received on30/3/'83.....
	Time ext. up to & incl. 29/7/'82
	Add. Inf. Rec'd.13/1/'83.....

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

**Proposed development of 144 building sites at Neillstown/Ronanstown (Section D),
Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
<p>17. That houses on sites 21-32 incl. be omitted from the development pending clarification as to where the Neillstown Neighbourhood road system will connect with the area. Fonthill Road and the town centre lands to the west.</p> <p>18. That the developer shall construct a footpath along the eastern boundary of the site as indicated on the submitted plan. The developer shall also provide pedestrian links from this footpath to the existing Lucan/Clondalkin Road in order to provide for easy pedestrian access to the Neillstown Neighbourhood Centre via Neillstown 'E' housing area and to the Neillstown Local Distributor Road at the south east of the site. The area between this footpath and the Lucan/Clondalkin Road to be levelled and grassed and a 1m. high steel fence to be provided along the boundary of the existing road. Full details of all the above matters to be agreed with the Planning Authority and implemented prior to the occupation of any houses.</p> <p>19. That a minimum front building line of 25ft. and a minimum rear garden of 35ft.</p> <p>20. That a minimum 7' 6" be provided along the flanks of houses to allow for access and maintenance to the rear of the house.</p> <p>Note: The design of the road network to the south of the site may result in additional land being available for housing development. This may necessitate a redesign of the housing layout at the south of the site.</p> <p>Signed on behalf of the Dublin County Council</p>	<p>17. In the interest of the proper planning and development of the area.</p> <p>18. In order to comply with the requirements of the Planning Authority.</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>

For Principal Officer

Date.....**2 - MAY 1983**.....

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.

29th July, 1982.

National Building Society Ltd.,
Richmond Ave. South,
Milltown,
DUBLIN 6.

RE: Proposed 144 building sites at Neilstown/Ronanstown (Section D)
Clondalkin on behalf of Dublin Corporation for National Building
Agency Ltd.

Dear Sir,

With reference to your planning application received here on 30th March, 1982 (time extension up to and including 29th July, 1982) in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. The area of public open space indicated on the submitted drawings to serve the proposed development is some 0.925 acres in extent. The open space required on the basis of Development Plan Standards to serve this development is 2.37 acres. The applicants should indicate if they are in a position to meet this open space requirement. Details of proposed landscape treatment of the site should also be submitted.
2. The road reservations shown on the site location map submitted with the application are incorrect. Additionally, there are insufficient topographical details of the 1:500 layout plans to check road reservations. The applicants should submit a correct site location map indicating the road reservations correctly and sufficient topographical details should be indicated on plans in order to allow the boundaries of the site and road reservations to be accurately checked on site.
3. The applicant is requested to identify clearly their land holding in this particular area and to clarify their intentions with regards to land in their ownership which is affected by future roads.
4. The proposed access is onto an existing substandard road. This road will have to be improved in accordance with the requirements of the Action Plan for the area. The applicant is required to indicate if he is in a position to carry out these improvements or to contribute towards their implementation.
5. The Newlands/Fonthill Road is located to the west of the site and is elevated in order to cross the railway line. The applicant is asked to clarify whether or not he has taken into consideration the effect of these elevations.

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6. In relation to surface water drainage the applicants should submit details of the proposed treatment of the existing drain through the site.

Please mark your reply "Additional Information" and quote the Reg. Reg. No. given above.

Yours faithfully,



for Principal Officer.

XA 621

28th May, 1982.

Principal Architect
National Building Agency Ltd.,
Richmond Ave., South,
Milltown,
Dublin 6.

RE: Proposed development of 144 building sites at Neilstown/Ronans
stown (Section D), Clondalkin for Dublin Corporation.

Dear Sir,

With reference to your planning application received here on 30th March, 1982, (letter for extension period received 28th May, 1982) in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963 as amended by Section 39(f) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 29th July, 1982.

Yours faithfully,



for Principal Officer.