COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LC	DCAL GOVERNMENT DEVELOPMENT) AC PLANNING RI	T 1963 8		REGISTER REFERENCE XA 251
1. LOCATION	Balgad	ldy, Clondalkin,	Co. Dul	olin.	<u>S</u> _
2. PROPOSAL	Rev. t	to already approv	red layo	out for reside	ential development
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	(a) Req		er Particulars (b) Received 1
	P 8	3th Feb., 1982	_		2
4. SUBMITTED BY	Name Address	Crampton Housi	_		, Dublin 4.
5. APPLICANT	Name Address	as above			
6. DECISION	O.C.M. N	lo. PA/889/82 7th April, 19	82 .		n April, 1982 grant permission,
7. GRANT	O.C.M. N	lo. P/1282/84 2nd May, 19	984	555	d May, 1984 rmission granted
8. APPEAL	Notified Type	12th May, 1982 Al		Decision CTHDRAWN Effect	
9. APPLICATION SECTION 26 (3)	Date of	on		Decision Effect	
10. COMPENSATION	Ref. in Co	ompensation Register	, ,		
11. ENFORCEMENT	Ref. in E	nforcement Register			
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.					
15.			. , ,		
Prepared by					Registrar

Future Print 475588

rei. 724755 (Ext. 262/264)

P/1282/84

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

Notification of Grant of Permission/Appendict

Local Government (Planning and Development) Acts, 1963 & 1976

To	Crampton Housing Limited 158 Shelbourne Road,	. Num	cision Order PA/889/82 7th April, 1982 mber and Date
		Regi	ister Reference No. XA251
****	Ballabridge,		9070
	Dublin 4.		nning Control No. 8.2.82 Sication Received on
App	plicant Crampton Housing Limited		***************************************
	PERMISSION/APPROVAL has been granted for the development revision to already approved layout for Clondalkin	resid	
	CONDITIONS		PEASONS FOR CONDITIONS
1.	Subject to the conditions of this permission the development carried out and completed strictly in accordance with the plasspecification lodged with the application.		To ensure that the development shall be accordance with the permission and effective control be maintained.
2.	That before development commences approval under the B Bye-Laws to be obtained and all conditions of that approval observed in the development.	to be	In order to comply with the Sanitary Serv Acts, 1878 – 1964.
3.	That the proposed house be used as a single dwelling unit.	1	To prevent unauthorised development.
4.	That a financial contribution in the sum of be paid by the proposer to the Dublin County Council toward cost of provision of public services in the area of the prodevelopment, and which facilitate this development; this contion to be paid before the commencement of development site.	rds the oposed	The provision of such services in the area the Council will facilitate the proper development. It is considered reasonable the developer should contribute towards cost of providing the services.
~:			(Contd
Signed	d on behalf of the Dublin County Council:	******	1 Kan
MPC	ORTANT: Turn overleaf for further information.		Principal Officer

- 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

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.

(b) Lodgement with the Council of
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.

(c) Lodgement 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 lodgement 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.

P/1282/84

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(Contd. ...

724755(Ext. 262/264)

P / 1 2 8.2. / 8 4 LOWER ABBEY STREET

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:		Decision	n Order		
Crampton Housing Limited		Number	and Date		***********
158 Shelbourne Road,		Register	Reference No	9/82 7th A	pril, 19
Ballsbridge,	•	Di	Reference No	XA251	***************************************
			Control No804		
Dublin 4.		Applica	tion Received on	Ob 4	
ApplicantCrampton House	ing Limited	***** = = + + + + + + + + = = = = .		es whiri	1762
A PERMISSION/APPROVAL has been g					d conditions
revision to already approv	red-leyout-for reside	ntial.	development at	Belgaddy,	Clendal
	************************************				***************************************
CONDITIO	NS	RE	EASONS FOR COND	ITIONS	
					·
6. That all necessary measures be taken the spillage or deposit of clay, rubble roads during the course of the works.	or other debris on adjoining	6.	To protect the amo	enities of the ar	ea.
7. That all public services to the propelectrical, telephone cables and underground throughout the entire si	equipment, be located	7.	In the interest of a	menity.	
That public lighting be provided a accordance with a scheme to be approximate as to provide street lighting to the County Council.	roved by the County Council	8.	In the interest of	amenity and	public safe
That no dwellinghouse be occupied been connected thereto and are operated.	until all the services have tional.	∍.	In the interest o development of the		planning ar
 That the area shown as open space be landscaped to the satisfaction of the available for use by residents on co 	County Council and to be	10.	In the interest o development of the		planning ar
That the water supply and drainage disposal of surface water, be in accordant to the County Council.	arrangements, including the dance with the requirements	11.	In order to comple Acts, 1878 — 1964.	y with the San	itary Servic
				(Contd
				W	
igned on behalf of the Dublin County Co	ouncil:	********	<u></u>	Λ0	
MPORTANT: Turn overleaf for furthe	er information		incipal Officer		
The second secon		_	2MA		

- 12. 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.
- 13. 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.
- 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.
- 15. That a minimum front building lim of 25ft. and a rear garden depth of 35ft. be provided for all houses.
- 16. That a minimum 7ft.6ins. open space be provided between separate dwellings.
- 17. That no development take place on foot of this permission until such time as the Local Distributor Roads linking the site with the Newlands/Fonthill Road have been constructed and are available to the applicant for his use. In this respect it should be noted that the roundabout at point 'Y' on RP80204/1 has been moved northwards from the location indicated on the application. Applicant to consult with Roads Department regarding the precise details of these roads.
- 18. That the mem s of construction and method of funding of this Road be agreed between Dublin County Council, Dublin Corporation and other interested parties and the applicants prior to the construction of the roads
- 19. That the Road reservation affecting the site be set out by the applicant and checked by the Roads

P/1282/84

- 1250 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.
- 13m the interest of the proper planning and development of the area.
- 14m the interest of visual amenity.
- 15. In the interest of the proper planning and development 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.

Over/...

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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, 1963-21976
•	

To:	Decision Order Number and Date
Crampton Housing Ltd.,	PA/889/82, 7/4/182
158, Shelbourne Road,	Number and Date PA/889/62, 7/4/182 Register Reference No. XA-251
Ballsbirdge,	rianning Control No
Dublin 4.	Application Received on
Applicant	**************************************
A PERMISSION/APPROVAL has been granted for the development develop	
***************************************	TENNER OF THE TOTAL PROPERTY OF THE PARTY OF
Proposed revision to already approved layout	t for residential development at Balgad
CONDITIONS	REASONS FOR CONDITIONS
Contd./	
he west of the site and the District Distributor oad to the south of the site. The latter two rose we been shown incorrectly on the submitted plans opplicant to consult with Roads Department represent reservations.	
O. That all internal roads, both local distributed access roads be build to the appropriate stand this respect the north/south distributor road be roundabout to the northern boundary of the simple be built with a 9.1 metre wide carriageway and 7.3 metre wide carriageway indicated on the shultted plans. The southern portion of the cultic G2, to be built with a 7.3 metre wide carriage at that no road have a gradient greater than 1 is that prior to the commencement of development.	from te not development of the area of the proper of
the Roads Department for approval. That a 30ft. building line be maintained to al cal Distributor Roads. That a 100ft. building line be maintained to al	tted 22. In order to comply with the rear
—————————————————————————————————————	24. In the interest of read safety.
stributor Road Reservation.	Planning and development of the area
—————————————————————————————————————	24. In the interest of read safety.

aval 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/1282/84

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

Crampton Housing Limited, 138 Shelbourne Road, Ballsbridge, Planning Control No. Application Received on 5062 A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions. Reasons For Conditions Control Received on the undermentioned conditions. Control Received on the undermentioned conditions. Control Received Reasons Reasons of the Control Received Reasons For Conditions Control Received Reasons of the Services Personnel Reasons of the Services Personnel Recause of the limited capacity of the Fox and Geese pumping station and the receiving piped sever at Kilnessnaph on the Dedder Valzey Trunk Sever: Only 25 acres of the site in question may be developed pending the completion of the Grant Canal Trunk Sever into which it will eventually be drained. The applicant aball contribute a sum of money, to be determined by the Council, towards the operation and maintenance of the pumping station. In addition the applicant to comply with the following requirements: (2) After consultation with the Design Section of the Sanitary Services Department, acceptable details are to be submitted of the proposed pumping station; size and unstall to provide for drainage of active site and upstream areas as directed. (3) Clarification of drainage proposals from examered area of 13.3 asses to be supplied. (A) In order to cates for drainage of upstream.	To:	Decision Order Number and Date
Ballsbridge, Whatity 4: Application Received on 8042 Conditions Conditions Conditions Conditions Conditions Conditions REASONS FOR CONDITIONS REASONS FOR CONDITIONS Control and shall be provided at the expense of the Council and shall be provided at the expense of the Council and shall be provided at the expense of the Received of the Fox and Geese pumping station and the receiving piped sever at Kilnessnaph on the Dodder Valley Trunk Sever. Only 25 acres of the site in question asy be developed pending the completion of the Orani Condition Received Provided Applicant to applicant to applicant to completion of the Orani Condition Received Provided Received Provided Received Provided Received Rece		;
MINDITE.** Application Received on **84.2* Applicant Crampton Housing Limited A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions. **REASONS FOR CONDITIONS** **CONDITIONS** **CONDIT	158 Shelbourne Road,	XA251
Applicant Crampton Housing Limited A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions. revision to already approved layout for residential development at Raigaddy, Cloudalkin CONDITIONS REASONS FOR CONDITIONS Contd./ will have to be of design and capacity acceptable to the Council and shall be provided at the expense of the applicants. Further this station shall be maintained and operated by the Council's Sanitary Services Department. Because of the limited capacity of the Fox and Geese pumping station and the receiving placed sever at Kilmannagh on the Dodder Valbay Trunk Sewer, Only 25 acres of the site in question may be developed pending the completion of the Grant Canal Trunk Sewer into which it will aventually be drained. The applicant shall contribute a sum of money, to be determined by the Council, towards the operation and maintenance of the pumping seation. It addition the applicant to comply with the following requirements: (1) Details of he previded of proposed pipe sizes, gradients, and manhole invert levels on all lengths if sewers. (2) After consultation with the Design Section of the Sanitary Services Department, acceptable details are to be submitted of the proposed pumping station; ising main and outfail to provide for drainage of entire site and upstream areas as directed. (3) Classification of drainage proposals from the state of the public County Council for drainage of special section of the sanitary Services Department, acceptable details are to be submitted of the proposed pumping station; ising main and outfail to provide for drainage of entire site and upstream areas as directed. (3) Classification of drainage proposals from the proposal street of the proposal	- -	06/6
revision to already approved layout for residential development at Relgaddy, Cloudarkin CONDITIONS REASONS FOR CONDITIONS Contd./ will have to be of design and capacity acceptable to the Council and shall be provided at the compense of the applicants. Further this station shall be maintained and operated by the Conncil's Sanit ary Services Department. Because of the Itmited capacity of the Fox and Gease pumping station and the receiving piped sewer at Kilmananagh on the Dodder Valkay Trunk Sewer. Only 25 acres of the site in question may be developed pending the completion of the Grand Canal Trunk Sewer into which it will eventually be drained. The applicant shall contribute a sum of money, to be determined by the Council, towards the operation and maintenance of the pumping seation. In addition the applicant to comply with the following requirements:- (1) Details es be provided of proposed sipe sizes, gradients, and maintenance of the proposed pumping station. It is a sum of the Sanitary Services Department, acceptable details are to be submitted of the proposed pumping station. It is a sum of the Sanitary Services Department, acceptable details are to be submitted of the proposed pumping station. It is not a sum of the Sanitary Services Department, acceptable details are to be submitted of the proposed pumping station. It is not constituted by the council to provide for drainage of the sanitary Services Department, acceptable details are to be submitted of the proposed pumping station. (3) Clarification of drainage proposals from the same of the proposed pumping station. (4) In order to cater for drainage of upstream Signed on behalf of the Dublin County Council. (5) For Principal Officer	=nublin 4.	
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Contd./ will have to be of design and capacity acceptable to the Council and shall be provided at the expense of the applicants. Further this station shall be maintained and operated by the Corncil's Sanitary Services Department. Because of the limited capacity of the Fox and Geese pumping station and the receiving piped sewer at Kilmemanagh on the Dodder Valèsy Trunk Sewer, Only 25 acres of the site in question may be developed pending the completion of the Grand Canal Trunk Sewer into which it will eventually be drained. The applicant shall contribute a sum of money, to be determined by the Council, towards the operation and maintenance of the pumping station. In addition the applicant to comply with the following requirements: (1) Details ee be provided of proposed tipe sizes, gradients, and manhole invert levels on all lengths if sewers. (2) After consultation with the Design Section of the Sanitary Services Department, acceptable details are to be submitted of the proposed pumping station. rising main and outfall to provide for drainage of entire site and upstream areas as directed. (3) Clarification of drainage proposals from reserved area of 13.3 areas to be supplied. (A) In order to cater for drainage of upstream Over/ Signed on behalf of the Dublin County Council	Clondalkin	>
	CONDITIONS	REASONS FOR CONDITIONS
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Signed on behalf of the Dublin County Council: for Principal Officer	maintained and operated by the Conncil's Since Services Department. Because of the limited of the Fox and Geese pumping station and the piped sewer at Kilnamanagh on the Dodder Virunk Sewer. Only 25 acres of the site in a may be developed pending the completion of Canal Trunk Sewer into which it will eventuate the drained. The applicant shall contribute money, to be determined by the Council, to operation and maintenance of the pumping station and maintenance of the pumping station the applicant to comply with the following requirements: (1) Details of he provided of proposed sine gradients, and manhole invert levels on all first sewers. (2) After consultation with the Design Sect the Sanitary Services Department, acceptable are to be submitted of the proposed pumping rising main and outfall to provide for drain of entire site and upstream areas as direct caserved area of 13.3 agrees to be supplied.	l be anitary d capacity e receiving aleay question the Grand wally a sum of wards the sation. Le sizes, liengths tion of the details station. The details station mage ted.
for Principal Officer	A) In order to cater for drainage of upstr	cam Over/
for Principal Officer		N Ko
	Signed on behalf of the Dublin County Council:	,

Ap, all 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.

Commencement of development the developer made to the County Council free of charge the land for the east/west Local Distributor Read from the western wide of the roundabout to the Outer Ring Road.

26. The applicant to pay a financial contribution to be agreed with the County Conncil towards the provisionthe area by the Council will facilitate of 4.84 acres of public open space land in the area and which will be available for use by the eccupants of the houses. This contribution to be paid prior to commencement of development. A further financial contribution of £200. per house to be paid by the applicant to the County Council towards the cost of development of the open space prior to commencement

27. That theapplicant shall submit details of their proposals for the and in their ownership between the housing development and the reservation of the Outer

28. In relation to water supply :-Limited supply only available from the existing watermains on the Lucam/Glondalkin Road. Not more than 100 houses to be occupied per year pending the construction of new watermains to serve the area. This phasing can be overcome by constructing in consultation with the Water Department, Dublin County Council, of new watermains from the existing 600mm watermain on the Newlands/Fonthill Road. The proposed watermain layouts are to be modified as shown in RED on drawings No. 19,20 and 21. Branch connections, swabbing and chlorination and house tappings to be earried out by Dublin County Commcil at the applicants prior empense. In relation to foul sewer :-It has been decided by the Chief Engineer to permit a temporary pumped foul system in this site discharging into the Balgaddy Sewer subject to the below mentioned conditions pending the completion of the Griffeen Valley Sewer. However, the pumping station

P/128.2./84

25. In the interest of the preper planning and development of the area.

the proposed development. It is comsidered reasonable the the developer should contribute towards the cost of providing the services.

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

28. In order to comply with the Sanita Services Acts, 1878 - 1984.

724755 (Ext. 262/264)

P/1282/84

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-2-1976

To: -	Decision Order Number and Date
Crampton Housing Ltd.,	Number and Date
158, Shelbourne Road,	Register Reference No
Ballabžždge,	Planning Control No8042
Dublin 4.	Application Received on
Applicant	
A PERMISSION/APPROVAL has been granted for the development	nt described below subject to the undermentioned conditions.
	XXXXXX
Proposed revision to already approved lay	out for residential development at Balgadd
Clondalkin.	***************************************
CONDITIONS	REASONS FOR CONDITIONS
Comtd./	• "
road through the site, the north south local enter road through the site, the Outer Ring Road the West of the site and the District Distributed and to the south of the site. The latter two have been shown incorrectly on the submitted papplicant to consult with Roads Department recorrect reservations. 20. That all internal roads, both local distributed and access roads be build to the appropriate and access roads be accessed to the access roads access	butor 20. In the interest of the proper tenderd planning and development of the area.
submitted plans. The southern portion of the c sac C2, to be built with a 7.3 metre wide carr 21. That no road have a gradient greater than 22. That prior to the commencement of developm longitudinal sections of all roads shall be su to the Roads Department for approval. 23. That a 30ft. building line be maintained to local Distributor Roads. 24. That a 100ft. building line be maintained to 25. That a 100ft. building line be maintained to 26. That a 100ft. Building line be maintained to see the line of	iageway. 1 in 20. 21. In the interest of the proper planning and development of the area. builted 22. In order to comply with the requirements of the Roads Department. 23. In the interest of the proper planning and development of the area.
	1/ 1/

A pival 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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developments the following extensions to the internal sytem proposed are necessary :-

- a. sewer from MM F 29 to be extended to site boundary in 225mm. diameter at 1/200
- b. sewer from MH F 34, to be extended morthwards along Road A7 to site boundary,
- c. sewer from MH F14 to F15 to be extended eastwards to site boundary.

These works are to be carried out at the applicants own expense.

In relationto Surface Water :-

The following matters must be complied with by the

applicants :- -

- (1) Acceptable details to be submitted for storm direction of flow together with details of the Riewing Stuam to us point of outsfall with the Griffeen River in order to determine its shillers water outfall to include invert levels appropriate to to discharge the required flows to the letter river without causing flooding of downstream lands during storm conditions.
- (2) Details to be supplied of proposed treatment of existing streams through applicants site.
- (3) Sewers at the following manholes shallbe extended to the site boundary and upsizes as required to cater for the additional flows indicated from upstream developments.

MH S6- - 2,286 1/s

MH S16 - 1,246 L/s

MH S27 - 771 L 1/s

MH S28A - 138 1/s

- (4) Details to be provided of drainage proposals for reserved area of 13.3 acres.
- (5) Documentary Evidence to be submitted to indicate that applicant has obtained permission to lay sewers on lands not in his ownership.

29. Houses on sites to the south of Road B4 and the 10 29. In the interest of the proper most southerly houses between Road B and Road C2 to be planning and development of the area. omitted from the development. The sites for these

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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

	lanning and Development) Acts, 1963 & 1976
Crampton Housing Ltd.	Decision Order Number and Date The force to a
138 Shalbourge Road.	
DELISOTIGE;	Register Reference NoXA 251
DOLLE. 4.	rianning Control No. 8042
Applicant	
A PERMISSION/APPROVA	Control of the second of the s
	described helow subject to a
revision to siready approved la	ayout for residential development at Balgaddy,
Cloudelkin.	ayout for residential development at Balgaddy,
	AND THE PROPERTY OF THE PROPER
CONDITIONS	**************************************
CONDITIONS	REASONS FOR CONDITIONS
ouses to be reserved as public open spher with the triangular piece of land. Details to be agreed with the plant	1
actory layout of land between the Out ad Distributor Road and the applicant	site to be In the interest of the proper planni and development of the area.
actory layout of land between the Out and Distributor Road and the applicant	site to be In the interest of the proper planni and development of the area.
actory layout of land between the Out nd Distributor Road and the applicant	site to be the interest of the proper planni and development of the area.
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actory layout of land between the Out and Distributor Road and the applicant	site to be tion of a and development of the area. and development of the area.
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val 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.