

# COMHAIRLE CHONTAE ÁTHA CLIATH

|                               |  |                                     |   |
|-------------------------------|--|-------------------------------------|---|
| P. C. Reference               | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976<br>PLANNING REGISTER       |                                     | REGISTER REFERENCE<br><br>XA 250          |
| 1. LOCATION                   | Balgaddy, Clondalkin, Co. Dublin. <span style="float: right; font-size: 2em;">S</span> |                                     |   |
| 2. PROPOSAL                   | Residential development,   |                                     |   |
| 3. TYPE & DATE OF APPLICATION | TYPE<br><br>P  | Date Received<br><br>8th Feb., 1982 | Date Further Particulars<br>(a) Requested |
|                               |  |                                     | (b) Received                              |
|                               |  |                                     | 1. ....<br>2. ....                        |
| 4. SUBMITTED BY               | Name Crampton Housing Ltd.,  |                                     |   |
|                               | Address 158, Shelbourne Road, Ballsbridge, Dublin 4.                                   |                                     |   |
| 5. APPLICANT                  | Name as above,   |                                     |   |
|                               | Address  |                                     |   |
| 6. DECISION                   | O.C.M. No. PA/888/82   |                                     | Notified 7th April, 1982                  |
|                               | Date 7th April, 1982   |                                     | Effect To grant permission                |
| 7. GRANT                      | O.C.M. No. P/1284/84   |                                     | Notified 2nd May, 1984                    |
|                               | Date 2nd May, 1984   |                                     | Effect Permission granted                 |
| 8. APPEAL                     | Notified 12th May, 1982  |                                     | Decision                                  |
|                               | Type 3rd Party, APPEAL WITHDRAWN   |                                     | Effect                                    |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

P / 12 84 / 84

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: **Crampton Housing Ltd.,**

**158 Shelbourne Road,**

**Ballsbridge,**

**Dublin 4.**

Decision Order **PA/888/82: 7/4/82.**

Number and Date **XA 250**

Register Reference No. ....

Planning Control No. ....

**8/2/82**

Application Received on ....

Applicant **Crampton Housing Ltd.**

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

**Proposed residential development at Balgaddy Clondalkin.**

| CONDITIONS  | REASONS FOR CONDITIONS   |
|---|--|
| <p>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.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of <b>£188,560.</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.</p> | <p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p> |

(Contd . . . .)

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

for Principal Officer

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

Date: **2 MAY 1984**

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

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 **£160,000.**

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) Lodgement with the Council of **a cash sum of £70,000.** 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) 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.

# REASONS FOR CONDITIONS

P/1284/34

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.



(Contd. ...)

# DUBLIN COUNTY COUNCIL

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

Notification of Grant of Permission/Approval

**P / 12 / 84**

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

To: Crampton Housing Ltd.,  
158 Shelbourne Road,  
Ballsbridge,  
Dublin 4.

Decision Order  
Number and Date PA/888/82: 7/4/82.  
Register Reference No. XA 250  
Planning Control No. 8042  
Application Received on 8/2/82

Applicant Crampton Housing Ltd.

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

**Proposed residential developments at Balgaddy, Clondalkin ~~for~~**

| 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.  |
| 10. 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.            | 10. In the interest of the proper planning and development of the area. |
| 11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  | 11. In order to comply with the Sanitary Services Acts, 1878 - 1964.    |

(Contd . . . .)

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

for Principal Officer

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

**2 MAY 1984**

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

P / 12 84 / 84

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.

14. 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 line of 25ft.~~ and a rear garden depth of 35ft. be provided for all houses

16. That a minimum 7ft. tins. open space be provided between separate dwellings.

17. That no development take place on foot of this per mission 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 RP 80204/1 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 means 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 road.

12. 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.

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

14. In 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.

Cond. ....

# DUBLIN COUNTY COUNCIL

724755(Ext. 262/264)

P / 12 34 / 84

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:

Crompton Housing Ltd.,

158 Shelbourne Road,

Ballsbridge,

DUBLIN 4.

Applicant

Crompton Housing Ltd.

Decision Order

Number and Date

PA/888/82 7.2.82

Register Reference No.

KA 250

Planning Control No.

8042

Application Received on

8.2.82

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 Balgaddy,  
Clondalkin.

### CONDITIONS

### REASONS FOR CONDITIONS

contd.

19. That the Road reservations affecting the site be set out by the applicant and checked by the Roads Department prior to the commencement of development. These roads are the Local Distributor Roads referred to in condition 17, the east/west local distributor road through the site, the north/south local distributor road through the site, the Outer Ring Road to the west of the site and the District Distributor Road to the south of the site. The latter two roads have been shown incorrectly on the submitted plans. Applicant to consult with Roads Department re. correct reservations.
20. That all internal roads, both local distributor and access roads be built to the appropriate standard. In this respect the north/south distributor road from the roundabout to the norther boundary of the site to be built with a 9.1 metre wide carriageway and not a 7.3 metre wide carriageway as indicated on the submitted plans. The southern portion of cul-de-sac C2, to be built with a 7.3 metre wide carriageway.
21. That no road have a gradient greater than 1 in 20.
22. That prior to the commencement of development longitudinal sections of all roads shall be submitted to the Roads Department for approval.
23. That a 30ft. building line be maintained to all Local Distributor Roads.

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

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

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

.../over

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 2 MAY 1984

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

Contd.

24. That a 100ft. building line be maintained from between the Outer Ring Road reservation and the Distributor Road Reservation.

25. That prior to commencement of development the developer cede to the County Council free of charge, the land for the east/west Local Distributor Road from the western side of the roundabout to the Outer Ring Road.

26. The applicant to pay a financial contribution to be agreed with the County Council towards the provision of 4.84 acres of public open space land in the area and which will be available for use by the occupants 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.

27. That the applicant shall submit details of their proposals for the land in their ownership between the housing development and the reservation for the Outer Ring Road.

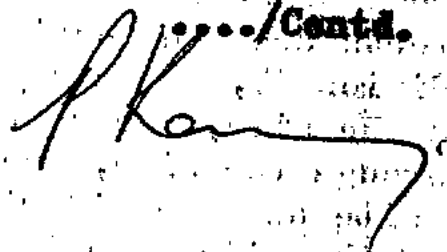
24. In the interest of road safety.

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

26. 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.

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

.../Contd.



# DUBLIN COUNTY COUNCIL

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P / 12 84. / 84

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:

Crampton Housing Ltd.,

158, Shelbourne Road,

Ballinbridge,

Dublin 4.

Applicant

Crampton Housing Ltd.

Decision Order

Number and Date

PA/888/82, 7/4/82

Register Reference No.

XA.250

Planning Control No.

8042

Application Received on

8/2/82

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

XXXXXX

Proposed residential development at Balgaddy, Clondalkin.

### CONDITIONS

28. In relation to water supply:-  
Limited supply only available from the existing watermain on the Lucan/Clondalkin Road. Not more than 100 houses to be occupied per year pending the construction of new watermain to serve the area. This phasing can be overcome by constructing, in consultation with the Water Department, Dublin County Council, of new watermain from the existing 600mm. watermain on the Newlands/Fonthill Road.  
The proposed watermain layouts are to be modified as shown in RED on drawing No.'s 19, 20 and 21. Branch connections, swabbing and chlorination and house tappings to be carried out by the Dublin County Council at the applicants prior expense.

29. 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 River subject to the below mentioned conditions pending the completion of the Griffeen Valley Sewer. However, the pumping station will have to be of design and capacity acceptable to the Council and shall be provided at the expense of the applicants. This station shall be maintained and operated by the Council's Sanitary Services Department. Because of the limited capacity

### REASONS FOR CONDITIONS

28. In order to comply with the Sanitary Services Acts, 1878-1964.

29. In order to comply with the Sanitary Services Acts, 1878-1964.

Cont.../..

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 2 MAY 1984

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



Cont..

of the Fox & Geese pumping station and the receiving piped sewer at Kilnamanagh on the Dodder Valley, Trunk Sewer, only 25 acres of the site in question may be developed pending the completion of the Grand Canal Trunk Sewer into which 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 to be provided of proposed pipe sizes, gradients, and manhole invert levels on all lengths of 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 acres to be supplied.
- (4) In order to cater for drainage of upstream developments the following extensions to the internal system proposed are necessary:-
  - a. sewer from MH F29 to be extended to site boundary in 225mm. diameter at 1/200
  - b. sewer from MH F34, to be extended northwards along Road A7 to site boundary
  - c. sewer from MH F14 to F15 to be extended eastwards to site boundary.

30. In relation to surface water:-

The following matters must be complied with by the applicant:-

- (1) Acceptable details to be submitted for storm water outfall to include invert levels appropriate to direction of flow together with details of the receiving stream to its point of outfall at the Griffen River in order to

30. In order to comply with the Sanitary Services Acts, 1878-1964.

Cont../..

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# DUBLIN COUNTY COUNCIL

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

Notification of Grant of Permission/Approval

P / 12 84 / 84

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

To:

Decision Order

Number and Date

PA/885/82, 7/4/82

Crampton Housing Ltd.,

Register Reference No.

XA.250

158, Shelbourne Road,

Planning Control No.

8042

Ballsbridge,

Application Received on

6/2/82

Dublin 4.

Applicant

Crampton Housing Ltd.

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

XXXXXX

Proposed residential development at Balgaddy, Clonsilla.

| CONDITIONS  | REASONS FOR CONDITIONS  |
|---|---|
| <p>30 cont.<br/>determine its ability to discharge the required flows to the latter river without causing flooding of downstream lands during storm conditions.<br/>(2) Details to be supplied of proposed treatment of existing streams through applicant's site.<br/>(3) Sewers at the following manholes shall be extended to the site boundary and upsize as required to cater for the additional flows indicated from upstream developments.<br/>MH S60 - 2,286 l/s<br/>MH S16 - 1,246 l/s<br/>MH S27 - 771 l/s<br/>MH S28A - 138 l/s<br/>(4) Details to be provided of drainage proposals for reserved area of 13.3 acres.<br/>(5) Documentary evidence to be submitted to indicate that applicant has obtained permission to lay sewers on lands not in his ownership.<br/>31. Houses to be constructed on the 0.54 acre open space site between Road B and Road C1 and on the open space site of 0.67 acres to the west of Road B. In lieu of the loss of public open space the ten houses south of Road B4 and east of Road B5 to be omitted and the ten most southerly houses between Road B and Road C2 to</p> | <p>31. In the interest of the proper planning and development of the area</p> |

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 2 MAY 1984

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

# An Bord Pleanála

PL 6/5/59111 + 6/5/59112.

Secretary

Dublin County Council

L

Date 12/4/84

Your Ref X250, XA251.

Appeal re: Residential development at Balgaddy, Clondalkin, Co. Dublin

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1982, has been withdrawn.

Mise, le meas,

D. Dunne

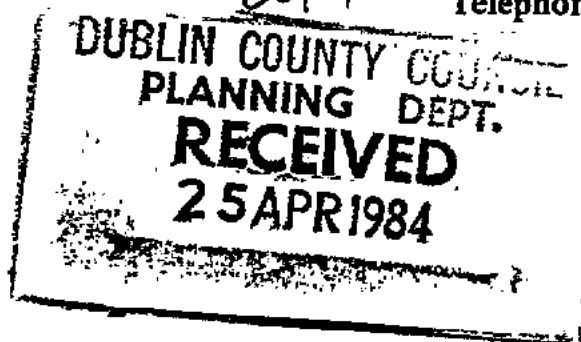
1/1/84

*Handwritten signature*

*P. Kenney*

*26/4*

Floor 3, Blocks VI & VII,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.  
Telephone (01) 728011.

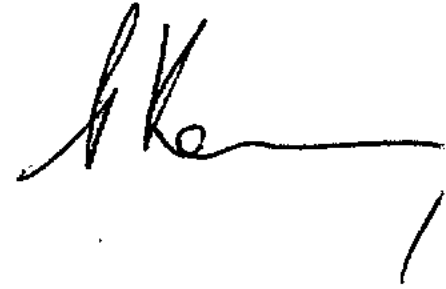


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be omitted from the development and the sites of these houses to be reserved as public open space together with the triangular area of land to the south. Details to be agreed with the Planning Authority prior to commencement of development.

32. The houses to the east of Road A5 to be omitted from the development pending resolution of the most satisfactory manner of the development of the land between the Local Distributor Road and Road A5.

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

A handwritten signature, possibly 'H. K.', followed by a horizontal line and a small vertical tick mark.

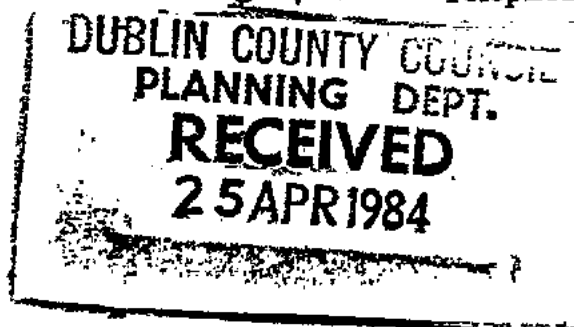
# ● An Bord Pleanála

PL 6/5/5911 + 6/5/5912.

Secretary

Dublin County Council

Floor 3, Blocks VI & VII,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.  
Telephone (01) 728011.



Date 12/4/84

Your Ref X250, XA251.

Appeal re: Residential development at Balgaddy, Clondalkin, Co. Dublin

A Chara,

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Mise, le meas,

*D. Dunne*