

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE WA 2418
1. LOCATION	Commons, Fiarview Commons, Clondalkin Townlands, Clondalkin,	
2. PROPOSAL	431 dwellings, S	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	(a) Requested	Date Further Particulars (b) Received
	P. 27th Nov., 1981	1. Time ext. up to & incl., 26/2/82 1. 2. 2.
4. SUBMITTED BY	Name Crosspan Developments Ltd., Address 89, Upper Leeson St., Dublin 4.	
5. APPLICANT	Name as above, Address	
6. DECISION	O.C.M. No. PA/576/82	Notified 26th Feb., 1982
	Date 26th Feb., 1982	Effect To grant permission,
7. GRANT	O.C.M. No. PBD/254/82	Notified 31st March, 1982
	Date 31st March, 1982	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

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: **Crossan Development Limited,**
87 Upper Lonsom Street,
DUBLIN 4.

Decision Order **PA/576/82** **26.2.82**
Number and Date
Register Reference No. **VA 2415**
8530
Planning Control No. **17.11.81**
Application Received on **26.2.82**
~~Time Ext. Sp. Co.~~

Applicant **Crossan Developments Ltd.**

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

residential development comprising 431 dwellings at Commons, Fairview Commons,
Clonsalkin Townlands, Clonsalkin.

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 £181,000.00. 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.

(Contd)

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

PK
for Principal Officer.

IMPORTANT: Turn overleaf for further information.

Date: **31 MAR 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.

CONDITIONS

REASONS FOR CONDITIONS

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 ~~£165,000.00.~~

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 ~~cash of £70,000.00.~~ Or/ 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.

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. ...)

PK

DUBLIN COUNTY COUNCIL

PBR/254/82

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: Crosspan Developments Ltd.,
89 Upr. Leeson St.,
Dublin 4.

Decision Order Number and Date PA/576/82: 26/2/82.

WA 2418

Register Reference No.

Planning Control No. 8830

Application Received on 27/11/81
26/2/82

Applicant Crosspan Developments Ltd.

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

Proposed residential development comprising 431 dwellings at Commons, Fairview Commons, Clondalkin Townlands, Clondalkin.

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 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.
11. 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 the interest of the proper planning and development of the area.
11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 31 MAR 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

- 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
- 15. ~~construction of a 6ft. to be provided between each pair of houses.~~
- 16. That a financial contribution of £250. ^{per house} be paid by the applicant to Dublin County Council as a contribution towards the construction of the major roads in the area.
- 17. The applicant to widen the Old Naas Road to a 30ft. carriageway and provide a 14ft. wide grass margin and a 6ft. footpath on the northern side of the carriageway from the proposed roundabout at Road No. 4, across the applicant's property to the eastern end of the site. Details to be agreed with Planning Authority.
- 18. That a roadway be provided along the eastern boundary of the site from the eastern end of road 5, (northern section) to Road 6 in the vicinity of the Neighbourhood centre. Houses on sites 82 to 85, 128 to 131, 132 to 135 and 182 to 185 to be omitted from the development to accommodate the provision of this roadway. The Road shall have a 24ft. carriageway with 6ft. footpaths and 5ft. grass margins. Details to be agreed with the Planning Authority prior to commencement of development.

- 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.

Condt.....



for Principal Officer.

DUBLIN COUNTY COUNCIL

P.P./2.5.4/82

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: Crossan Dev. Ltd., Decision Order
89, Upper Leman St., Number and Date PA/876/82, 20/2/82
Dublin 4. Register Reference No. NA.2418
Planning Control No. 0030
Application Received on 27/11/81
Applicant Crossan Dev. Ltd. Time Exp. Up to 20/2/82

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

XXXXX

~~Proposed residential development comprising 431 dwellings at Crossan, Fairview
Crossan, Clonsilla Townlands, Clonsilla~~

CONDITIONS	REASONS FOR CONDITIONS
<p>19. That a minimum building line of 35ft. be provided to all houses fronting onto Roads 1 and 4.</p> <p>20. That the applicant construct at commencement of development to the satisfaction of the Roads Engineer 135ft. length of the Silt Road from the Silt River southwards.</p> <p>21. The applicant to construct at commencement of development Road No. 1 from the Silt Road inwards to provide satisfactory access to building operations to be carried out via the Silt Road and Road No. 1.</p> <p>22. That the remaining land on both sides of St. John's Road in the applicant's ownership required for the construction of Silt Road be made available to the County Council at a price of £15,000 per acre. This money to be paid by reducing the £250 per house contribution by the appropriate amount. This land to be made available to the County Council immediately on commencement of development on foot of this permission.</p> <p>23. That a maximum of 100 no. houses be permitted to be developed from the Old Ness Road until such time as improvements to the Old Ness Road east of the applicant's site have taken place. Details as to the particular 100 houses and as to how the</p>	<p>19. In the interest of the proper planning and development of the area.</p> <p>20. In order to comply with the requirements of the Roads Department.</p> <p>21. In order to comply with the requirements of the Roads Department.</p> <p>22. In the interest of the proper planning and development of the area.</p> <p>23. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council: *[Signature]*
for Principal Officer
Date: 31 MAR 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.

FUTURE PRINT

limitations of through access is to be achieved to be agreed with the Planning Authority prior to commencement of development.

24. The applicant shall either provide a dwarf wall surrounded by galvanised unclimbable railing to a height of 2 metres along the boundary of the major unit of open space along Roads 1 and 4. Landscape treatment of the roadside margins, including street planting throughout the estate and a landscape plan, including trees and shrubs, proper land drainage, contouring, topsoiling and seeding, necessary playlots hard surfaced and fully equipped, 9ft. wide pedestrian way system hard surfaced, full sized football fields, tennis courts and hard surfaced basketball pitch fully equipped together with all necessary protective 9ft. high plastic coated chain link fencing, with full work specification to be agreed with the Parks Department or shall pay a financial contribution of £250 per house to the County Council as a contribution towards the development of open space throughout the estate.

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

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

27. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-

- a) no more than $\frac{1}{3}$ of the development to be discharging prior to Spring '83
- b) no more than $\frac{2}{3}$ of the development to be discharging prior to Spring '84.

the entire development shall not be discharging prior to mid '85.

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.

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

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



for Principal Officer

Cont.../..

DUBLIN COUNTY COUNCIL

P80/254/82

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: Crossan Developments Ltd.,
89 Upr. Leeson St.,
Dublin 4.
 Applicant Crossan Developments Ltd.

Decision Order
 Number and Date 24/576/82 26/2/82
 Register Reference No. VA 2410
 Planning Control No. 8830
 Application Received on 27/11/81
 Time Extended up to 26/2/82

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

Proposed residential development comprising 431 dwellings at Crossan, Fairview
Road, Clondalkin Townlands, Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

28. In relation to foul sewer the sewer trench shall not be located closer than 4 metres from the existing 600mm. trunk watermain in the site. The sewer from MH53 to MH. 54 shall be extended to the site boundary at the same size and gradient. The development to be as per Sanitary Services Department's requirements. The applicant should indicate the relationship between the levels shown and Ordnance Datum. The requirement that foul sewer be located not nearer than 4m. to the 600mm watermain will necessitate the relocation of the foul sewer in the opposite footpath in Road 12. Due to the presence of rock it would also be advisable to keep the surface water sewer on the opposite side of the road to the 600mm. watermain.

29. In relation to surface water the proposers are to lay the outfall section through the County Council lands with the permission of the Parks Department, from M. N. No. 54 to the point of outfall to the Kellan Homes storm main at their own expense. The storm main from this point to the Camac outfall shall be laid by the proposers in conjunction with Messrs. Kellan Homes in an approved storm water sewer capable of taking the discharge from the two sites and the upstream catchment as directed by the Sanitary Services Department's Design Section.

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

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

Cond*****

Signed on behalf of the Dublin County Council:.....
 for Principal Officer

Date: 31 MAR 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.

FUTURE PRINT

30. In relation to water supply the proposed water-mains are to be modified as agreed with Sanitary Services Department and shown on Drawing no. 135/6, 7, 8 and 9, which were submitted to the Building Bye-law Section on 6/2/62. No building to take place within 3m. of the 4" watermain until such time as the alternative pipe network has been provided. Branch connection, scrubbing and chlorination and tapping to be carried out by Dublin County Council at the applicants expense. The front boundaries of houses in Roads 8 and 12 are to be kept a minimum of 5m. from the six existing 600mm watermain on these roads.

31. No vehicular access to be provided from road 14 to the Old Bass Road. Details of the closing of this access and the relocation of houses south of road No. 17, to provide a satisfactory visual out-of-sight effect to be agreed with the Planning Authority prior to commencement of development.

32. Details of satisfactory access to the neighbourhood centre and the church and school sites to be agreed prior to commencement of development.

In this regard:-

- (a) access to be provided to the south from the school,
- (b) road 6, to continue eastwards of the site of the current application to connect to the existing road to the east.

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

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

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



for Principal Officer.

Confidential

DUBLIN COUNTY COUNCIL

PSP/25.4/82

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: Crosnan Dev. Ltd., Decision Order
85, Upper Lonsan Str., Number and Date PA/2174/82, 25/2/82
Dublin 4. Register Reference No. WA.2410
Planning Control No. 8830
Application Received on 27/11/81
Time ext. up to 26/2/82
Applicant Crosnan Dev. Ltd.

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

XXXXXXXX

Proposed residential development comprising 431 dwellings at Commons, Fairview
Commons, Clonsilla, Terenure,

CONDITIONS	REASONS FOR CONDITIONS
<p>33. Houses on sites 322 to 337 to be omitted from the development and this land to be reserved as public open space. In the event of the applicant providing a satisfactory alternative area of public open space then consideration might be given to allowing houses on these sites.</p> <p>34. That a minimum front building line of 25ft. be provided and a minimum rear garden depth of 35ft. to all houses.</p> <p>35. No development to take place on foot of this permission until such time as the 4.31 acres of land referred relative to PA/2174/80 has been dedicated to the County Council as public open space.</p>	<p>33. In the interest of the proper planning and development of the area.</p> <p>34. In the interest of the proper planning and development of the area.</p> <p>35. 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: 31 MAR 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.

FUTURE PRINT

WA 2418 2418

3

26th January, 1982.

Crossspan Developments Limited,
89 Upper Leeson Street,
DUBLIN 4.

RE: Proposed residential development comprising 431 dwellings at
Commons, Fairview Commons, and Clondalkin townlands, Clondalkin
for Crossspan Developments Limited.

Dear Sir,

With reference to your planning application received here on
27th November, 1981 (letter for extension period received
25th January, 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 26th February, 1982.

Yours faithfully,



for Principal Officer.