

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.1847
1. LOCATION	Commons Road, Clondalkin		
2. PROPOSAL	Housing Development		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	15.9.81	1. Time ext. up to and incl. 2/12/81 2.
4. SUBMITTED BY	Name Mr. A.J. Fitzgerald,		
	Address 60 Elenbrook Park, Rathfarnham, Dublin 14		
5. APPLICANT	Name Mrs M. Ryan, Mrs. P. Fitzgerald & Mrs. K. Kearns,		
	Address Chalet Gardens, Lucan, 60 Glenbrook Pk, Rathfarnham, Kincora Grove, Clontarf		
6. DECISION	O.C.M. No.	PA/2968/81	Notified 1st Dec., 1981
	Date	1st Dec., 1981	Effect To grant o. permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	7th Jan., 1982	Decision 0. Permission granted by An Bord Pleanala,
	Type	3rd Party,	Effect 30th April, 1982
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 .....

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: W.A.1847

APPEAL by Margaret Ryan, Patricia Fitzgerald and Kathleen Kearns care of T.F. O'Connell Rooney and Company, 34, Kildare Street, Dublin against the decision made on the 18th day of December, 1981, by the Council of the County of Dublin deciding to grant subject to conditions an outline permission for housing development at Commons Road, Clondalkin, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The developers shall pay a sum of money to Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.</p> <p>2. The boundary of the part of the site affected by the planning authority's road proposals for the area shall be set out on the site by the developers and checked by the planning authority prior to the commencement of the development.</p>	<p>1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p> <p>2. To facilitate the planning authority's road proposals for the area.</p>

Contd./.....

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
3. The detailed plans to be submitted for approval shall provide, inter alia, for the provision of a footpath and grass verge along the Commons Road frontage of the site in accordance with the requirements of the planning authority.	3. In the interests of pedestrian safety.

*E. M. Walsh*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this *30th* day of *April* 1982.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

Notification of Decision to Grant Outline Permission  
Local Government (Planning and Development) Acts, 1963 & 1976

To:

Decision Order  
Number and Date **WA.1847 PA/2968/81, 1/12/81**

**A.J. Fitzgerald, Esq.,**

Register Reference No. **WA.1847**

**60 Glenview Park,**

Planning Control No. ....

**Rathfarnham,**

Application Received on. **15/9/81**

Applicant: **Mrs Margaret Ryan, Mrs Fitzgerald**  
**& Mrs Kearns**

**Time Extension up to 1/12/81**

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Outline Permission for

**Housing Development at Commons Road, Clondalkin**

SUBJECT TO THE FOLLOWING CONDITIONS:

## CONDITIONS

1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant 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.
3. That the water supply and drainage arrangements be in accordance with the Sanitary Authority.
4. That the reservation for the Slet Road be set out on site by the applicant and checked by the Roads Engineer prior to the commencement of development.
5. That the applicants make available the land required for the construction of the Slet Road within their ownership when required.

## REASONS FOR CONDITIONS

1. In the interest of the proper planning and development of the area.
2. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that developer should contribute towards the cost of providing the services.
3. In order to comply with the requirements of the Sanitary Authority.
4. In order to comply with the requirements of the Sanitary Authority.
5. In order to comply with the requirements of the Roads Department.

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

For Principal Officer

Date: **1st December, 1981**

CONDITIONS	REASONS FOR CONDITIONS
<p>6. That the applicants provide a footpath and grass verge to Roads Departments specifications along the frontage of the site on Commons Road.</p> <p>7. That a further financial contribution to be determined when approval is sought be paid to the County Council towards the provision of major roads in the area which will serve this development.</p> <p>8. That a building line of at least 70ft. be provided from the reservation for the Slet Road.</p> <p><b>NOTE:</b> In relation to the locations of the Slet Road the applicant is advised that the Planning Authority is in the process of finalising precise details for this road. The applicant is advised to consult with the Planning Authority.</p>	<p>6. In order to comply with the requirements of the Roads Department.</p> <p>7. 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> <p>8. In the interest of proper planning and development of the area.</p>

**Note:**

If there is no appeal to An Bord Pleanala against this decision OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant OUTLINE PERMISSION after the withdrawal.

Any appeal against the decision must be made to An Bord Pleanala. The Applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal.  
It should be addressed to:—

An Bord Pleanala, Irish Life Centre, Lr. Abbey Street, Dublin 1.

An appeal must be accompanied by a deposit of £10.00.

It should be noted that an Outline Permission is a permission subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is not authorised.

WA 1847

13th November, 1981.

A.J. Fitzgerald,  
60 Glenbrook Park,  
Rathfarnham,  
DUBLIN 14.

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RE: Proposed housing development at Commons Road, Clondalkin for  
Mrs M. Ryan, Mrs P. Fitzgerald and Mrs. K. Kearns.

Dear Sir,

With reference to your planning application received here on  
15th September, 1981, (Letter for extension period dated 11th November,  
1981), 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 2nd December,  
1981.

Yours faithfully,

  
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for Principal Officer.