

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.1776
1. LOCATION	Commons, Bibraltar, Buck & Hounds & Clondalkin Roads, Clondalkin S		
2. PROPOSAL	Residential Development		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	3.9.81	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. Time ext. up to & incl. 4/12/81 Time ext. up to & incl. 26/2/82 </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Crossspan Developments, Ltd., Address 89 Upper Leeson Street, Dublin 4		
5. APPLICANT	Name Crossspan Developments Ltd., Address		
6. DECISION	O.C.M. No. PA/572/82 Date 26th Feb., 1982	Notified 26th Feb., 1982 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/254/82 Date 31st March, 1982	Notified 31st March, 1982 Effect Permission granted,	
8. APPEAL	Notified 4TH March, 1982 Type 3rd Party,	Decision 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 Developments Ltd.
89 Upr. Leeson Street.
DUBLIN 4.
 Applicant Crossan Developments Ltd.

Decision Order Number and Date PA/572/82 26.2.82
 Register Reference No. WA 1776
 Planning Control No. 16991/9043/8830
 Application Received 3.9.81
 Mat. Contr. Note 19.11.81
 Time Ext. Up to 26.2.82

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

residential development at Commons Gibraltar, Duck and Hounds and Clondalkin Town
Lands Clondalkin.

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 £321,000.00. 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:

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

3. 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 **£250,000.00.**

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.

Or/

- (b) Lodgement with the Council of **cash of £100,000.00.** 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.

3. 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. ...)

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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: **Grosspan Developments Ltd.,**

89 Upr. Leeson St.,

Dublin 4.

Applicant **Grosspan Developments Ltd.**

Decision Order
Number and Date **DA/572/021 26/2/82.**

Register Reference No. **WA 1776**

Planning Control No. **16991/9043/8830.**

Application Received on **3/9/81**
Not. Conting. not. dated 19/11/81
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 at Commons Gibraltar, Duck and Hounds and

Clonsalkin Town Lands, Clonsalkin.

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.

REASONS FOR CONDITIONS

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 construction. Timber fencing is not acceptable.
15. That a minimum of 7ft. 6ins. separation be provided between each house or 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. That the houses on sites 319-352, be omitted from the development in order to prevent the creation of a potential traffic hazard.
18. That the roundabout at the junction between Road 4 and the Old Neas Road be constructed by the applicant to the requirements of the Roads Engineer.
19. The applicant to widen the Old Neas 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.

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. the interest of the proper planning and development of the area.
14. 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 order to comply with the requirements of the Roads Department.
18. In order to comply with the requirements of the Roads Department.
19. In the interest of the proper planning and development of the area.

Cond.....

PK

for Principal Officer.

DUBLIN COUNTY COUNCIL

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

Tel. 724755(Ext. 262/264)

Notification of Grant of Permission/Approval

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

To: **Crossan Developments Ltd.**
89 Upr. Leeson Street,
DUBLIN 4.

Decision Order
Number and Date **PA/572/82 26.2.82**

Register Reference No. **WA 1776**

Planning Control No. **16591/9063/8836**

Application Received on **3.9.81**

Applicant **Crossan Developments Ltd.**

Mat. Contra. Met. **19.11.81**
Time Ext. up to. **16.7.81**

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

residential development at Commons Gibraltar, Bush and Hounds and Clonsalkin Town Lands
Clonsalkin.

CONDITIONS

REASONS FOR CONDITIONS

Contd.

10. That a roadway be provided along the eastern boundary of the site from the eastern end of road 3, (Northern Section) to Road 6 in the vicinity of the Neighbourhood Centre. Houses on sites 193 and 196, 253, 254 and 254A, 121 and 131A and 130 and 130A to be omitted from the development to accommodate the provision of this roadway. The road shall have a 24ft. carriageway with 6 ft. footpaths and 3ft. grass margins. Details to be agreed with the Planning Authority prior to commencement of development.

11. That a minimum building line of 33ft. be provided to all houses fronting onto Roads 1 and 4.

12. That the applicant construct at commencement of development to the satisfaction of the Roads Engineer 135ft. length of the Slot Road from the Camac River southwards.

13. That the applicant to construct at commencement of development Road no. 1, from the Slot Road to provide satisfactory access to building operations to be within the Estate. All building operations to be carried out via the Slot Road and Road No. 1.

14. That the land on both sides of St. John's Road in the applicant's ownership and required for the construction of the Slot 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.

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 order to comply with the requirements of the Roads Department.

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

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

Contd.

23. That a maximum of 100 no. houses be permitted to be developed from the Old Mass Road until such time as improvements to the Old Mass Road east of the applicant's site have taken place. Details as to the particular 100 houses and as to how the limitation 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 5ft. high plastic coated chain link fencing, with full work specification to be agreed with the Parks Department prior to the commencement of development or shall pay a financial contribution of \$250.00 per house to the Council as a contribution towards the development of open space throughout the estate.

27. The area of public open space indicated at the junction of Roads 4 and 6 shall be relocated on house sites 421A-424 inclusive and 427-429A inclusive. The houses indicated on these sites to be omitted from the development. Details to be agreed prior to commencement of development.

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


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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 1962-1976

To: **Crossan Developments Limited,**
89 Upper Leeson Street,
Dublin 4.

Decision Order
Number and Date **PA/572/82 26th February, 1982**

Register Reference No. **WA1776**

Planning Control No. **16991/9043/8830**

Application Received on **3.9.81**

Applicant **Crossan Developments Limited** **Ext. Contrar. Notice 19.11.81**
Time Extended up to: 26.2.82

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

residential development at Carrons Gibraltar, Bush and Hounds and Clondalkin Townlands
Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

Contd./.....

28. The area of public open space indicated at the junction of Roads 12 and 13 shall be relocated on house sites 699 - 646 incl. and 670 - 677 incl. The houses indicated on these sites to be omitted from the development. Details to be agreed prior to commencement of development.

29. The area indicated as public open space shall be 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.

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

31. 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 1983.

(b) no more than $\frac{1}{3}$ of development to be discharging prior to Spring 1984.

the entire development shall not be discharging prior to mid 1985.

32. 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.

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

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

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

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

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

Over/.....

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

Contd./.....

The sewer from M.H. 93 to M.H. 34 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 Ordinance 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.

33. In relation to surface water the proposers are to lay the outfall section through County Council lands with the permission of the Parks Department, from M.H. No. 84 to the point of outfall into the Kelland House Storm main at their own expense.

The storm main from this point to the Canal outfall shall be laid by the proposers in conjunction with Messrs. Kelland House as 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.

34. In relation to water supply the proposed water mains are to be modified as agreed with Sanitary Services Department and shown on drawing No. 133/6,7,8 and 9 which were submitted to the Building Bye-laws Section on 6.2.62. No building to take place within 8m. of the 4" watermain until such time as the alternative pipe network has been provided.

Branch connection, swabbing and chlorination and tappings to be carried out by Dublin County Council at the applicants prior expense. The front boundaries of houses in Roads 2 and 12 are to be kept a minimum of 3m. from the existing 600mm. watermain on these roads.

35. That provision be made for access to lands to the south west of the site.

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

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

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

Over/.....

DUBLIN COUNTY COUNCIL

P8D/254/82

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

724755(Ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act 1976

To: **Crossspan Developments Limited,**
89 Upper Leeson Street,
Dublin 4.
Applicant **Crossspan Developments Ltd.**

Decision Order
Number and Date **PA/572/82 26th February, 1982**
Register Reference No. **WA1776**
Planning Control No. **16991/9043/8880**
Application Received on **3.9.81**
Not Cont. Notice 19.11.81
Time Extended up to 1.02.82

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

Proposed residential development at Commons Gibraltar, Bush and Rounda and

Clonsalkia Townlands Clonsalkia.

CONDITIONS

REASONS FOR CONDITIONS

Contd./.....

36. The layout of roads and houses in the area between the Old Naas Road and Road 6 and between Road 10 and Road 4 to be redesigned to avoid the excessively long cul-de-sac and to provide more satisfactory vehicular access. No development to take place in this area until satisfactory provision has been made for the improvements of the Old Naas Road between the roundabout and road 12. In this regard it is noted that land not in the applicant's ownership is involved.

37. No vehicular access to be provided from road fourteen to the Old Naas Road. Details of the closing of this access and the relocation of houses south of road no. 17, to provide a satisfactory visual cul-de-sac effect to be agreed with the Planning Authority prior to commencement of development.

38. 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 for the school.

(b) road 6, to continue westwards of the site of the current application to connect to the existing road to the east.

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

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

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

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

Contd./.....

39. That a minimum front building line of 25ft. be provided and a minimum rear garden depth of 75ft. to all houses.

40. No development to take place on foot of this permission until such time as the 4.21 acres of land referred relative to PA/2174/80 has been dedicated to the County Council as public open space.

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

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

PK

WA 1776

Crosspan Developments Ltd.,
89 Upper Leeson Street,
DUBLIN2.

31st March, 1983

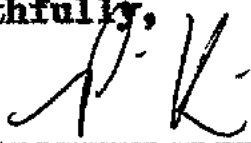
Re: Proposed residential development at Commons
Gibraltar, Buck and Hounds and Clondalkin
Town Lands, Clondalkin for Crosspan
Developments Ltd.

Dear Sirs,

I refer to your submission received on 25th February, 1983, to comply with condition no. 38(A) of decision to grant permission by Order No. PA/572/82 dated 26th February, 1982, in connection with the above.

In this regard I wish to inform you that the submission is satisfactory and complies with this condition. A screen wall suitably capped and finished to be provided between the pedestrian access and house site 767. Additionally adequate public lighting should be provided to serve the access.

Yours faithfully,



for Principal Officer

An Bord Pleanála

PL Not yet known

Secretary,
Dublin County Council
Planning Department

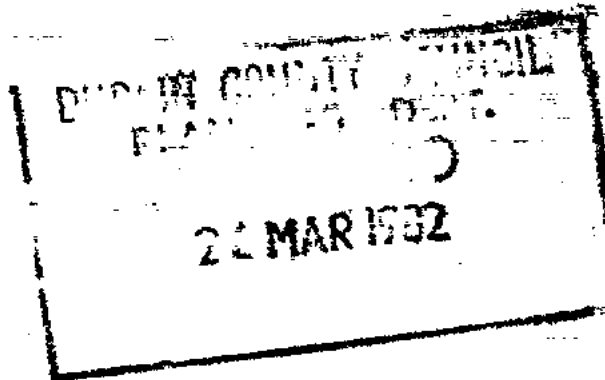
Date 24th March, 1982.

See 19/3/82

2.0.82

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone (01) 728011.



Your Ref WA1776 and WA2618

Appeals re residential developments at Urdalken
for Crossan Developments Ltd

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

[Signature]

[Signature]

WA1776

Crossan Developments Limited,
89 Upper Leeson Street,
Dublin 4.

2nd November, 1981.

re/ Proposed residential development at Commons Gibraltar, Buck and
Hounds, the Clondalkin Town Lands, Clondalkin.

Dear Sirs,

With reference to your planning application received here on 3rd
September, 1981 (letter for extension period dated 30th October,
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 con-
sidering this application within the meaning of Subsection (4A) of
Section 26 has been extended up to and including 4th December, 1981.

Yours faithfully,



Your Principal Officer

Z

MA.1776

15th January, 1982.

Crospan Developments Ltd.,
89, Upper Lisson Street,
Dublin 4.

Re: P.C. 16991/9043/8830: Proposed residential development at
Commons Gibraltar, Buck and Hounds, and Clondalkin Townlands,
Clondalkin for Crospan Developments Ltd.

Dear Sirs,

With reference to your planning application received here on
3rd September, 1981 (letter for extension period received
on 13th 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 the 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.