

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.46
1. LOCATION	Balgaddy, Clondalkin, Co. Dublin S		
2. PROPOSAL	Residential use and development works		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 16th Jan, 1981	Date Further Particulars (a) Requested
			(b) Received
			1. Time extended up to and incl. 4/4/81 2.
4. SUBMITTED BY	Name McCarthy & Partners,		
	Address Balgriffin House, Balgriffin, Raheny, Dublin 6		
5. APPLICANT	Name Crampton Housing Ltd.,		
	Address 158 Shelbourne Road, Dublin 4		
6. DECISION	O.C.M. No. PA/630/81		Notified 3rd April, 1981
	Date 3rd April, 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/218/81		Notified 18th May, 1981
	Date 18th May, 1981		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

PBD | 218 | 81

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: McCarthy and Partners,
Belgriffin House,
Belgriffin,
Bahony, Dublin 3.
Applicant McCarthy and Partners

Decision Order
Number and Date PA/630/81 3rd April, 1981
Register Reference No. VA 45
Planning Control No. 8042
Application Received on 16th January, 1981
Time Exp. to 4th April, 1981

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

residential use and site development works at Balgaddy, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development shall be carried out strictly in accordance with the plans and specification lodged with the application. 2. That before development commences approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development. 3. That detailed house plans shall be lodged for permission and that no dwellings shall be developed until such time as permission is issued by the Council. 4. <u>Roads</u> The Local Distributor Road linking the site with the Fenthill Road as shown on Roads Department drawing No. RF SD 204/1 (revision 4) from point X through point Y to point Z shall be constructed by the applicants to the standards required by the County Council. This proposed roadway shall also include provision for footpaths, grass margins, public lighting and fencing which shall be agreed with the County Council prior to construction. 5. The proposed method of funding the construction of the road together with footpaths, grass margins, public lighting and fencing, shall be agreed between the County Council, Dublin Corporation and the applicants prior to the construction of the road. 6. The means whereby section X-Y shall be constructed shall be agreed with the Roads Department of the	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. 2. In order to comply with the Sanitary Services Acts, 1878 - 1964. 3. To prevent unauthorised development. 4. In order to comply with the requirements of the Roads Department and in the interest of the proper planning and development of the area. 5. In the interest of the proper planning and development of the area. 6. To prevent traffic hazard.

Signed on behalf of the Dublin County Council:

for Principal Officer

18 MAY 1981

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.

FUTURE PRINT

Contd./...

County Council in order to ensure a continuous traffic flow on the Lucan-Clonsilla Road during the course of construction.

7. The applicants shall obtain the written approval of Dublin Corporation stating that it (the Corporation) is satisfied with the proposals to develop the road X-Y-Z over its property prior to the commencement of development.

8. The reservations for road X-Y-Z the other Ring Road, the north-south and east-west Local Distributor roads through the site and the District Distributor road to the south of the site parallel to the 200Kv line shall be set out by the applicants and checked and agreed in writing with an Engineer from the Roads Department before the commencement of any development on the site.

9. All internal roads within the site shall be constructed to the appropriate standards of the Roads Department and no road shall have a gradient greater than 1 in 20.

10. The applicants shall provide public lighting on all roads within this site to the standards required by the County Council.

11. ~~Sanitary Services~~ The applicants shall provide a temporary pumped foul sewer system on the site at their own expense which shall discharge into the Balgaddy sewer pending the completion of the Griffen Valley sewer. The proposed pumping station shall be of a design and capacity acceptable to the Council.

12. The proposed pumping station shall be maintained and operated by the Council and the applicants shall contribute a sum of money, to be determined by the Council, towards the maintenance and operation of the plant.

1300x

7. To prevent unauthorised development.

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

9. In order to comply with the requirements of the Roads Department.

10. In the interest of amenity.

11. In order to comply with the requirements of the Sanitary Authority.

12. 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.

Over/....



For Principal Officer.

DUBLIN COUNTY COUNCIL

ABD/218/81

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: McCarthy & Partners,
Belgriffin House,
Belgriffin,
Bahony, Dublin 8.

Decision Order Number and Date 21/630/81: 2/4/81.

Register Reference No. 48 26

Planning Control No. 2042

Application Received on 15/1/81
Time Extended Up To 4/4/81.

Applicant McCarthy & Partners.

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

Proposed residential use and site development works at Belgriffin, Clonsilla.

CONDITIONS	REASONS FOR CONDITIONS
Contd./... 13. The applicant shall remove the temporary pumping station at their own expense when requested to do so by the Council and shall submit details of their proposals for the pumping station site prior to the lodgement of planning permission for housing in the vicinity. 14. Acceptable details, in consultation with the Design Section of the Sanitary Services Department, of the pumping station and rising main must be lodged to provide for the drainage of the entire site and areas upstream thereof be directed. 15. In order to allow for drainage of upstream areas the following extensions to the internal piped system in the site are required to be provided at the applicants expense:- (a) The sewer between N.E. 's F37 and F38 shall be extended along road B3 to the site boundary. (b) The sewer between N.E. 's F9 and F8 shall be extended eastwards to the edge of the site. (c) A new sewer from N.E. F45 shall be extended northwards along road C2 in 9" diameter piping at a gradient of 1 in 50. (d) The sewer between N.E. 's F35 and F34 shall be relocated in order to allow a 5 metre clearance from the proposed buildings. Likewise the sewer between manholes F9 and F8 shall be relocated for the above mentioned reason.	13. In order to comply with the requirements of the County Council's Sanitary Services Department. 14. In order to comply with the requirements of the Sanitary Services Department. 15. In order to comply with the requirements of the Sanitary Services Department.

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

for Principal Officer

18 MAY 1981

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.

FUTURE PRINT

Contd./....

15. The applicants shall lodge for the approval of the Sanitary Services Department, prior to the commencement of development details of the following :-

- (a) the storm water outfall, including levels, as well as details of the receiving stream to the point of outfall to the Griffon River and its ability to channel the additional discharge from the site to the latter river without causing flooding of down stream lands during storm conditions.
- (b) applicants shall clarify details of the piping of the existing streams crossing the site, particularly those crossing areas D, E and F.
- (c) the surface water sewer from H.M.'s 230 to 240 to 241 should not be located in public open space. Alternative arrangements for this sewer should be agreed with the Sanitary Services Department.
- (d) revised pipe sizes and gradients of the sewer from H.M. 239 and 240 as there is a discrepancy in these as shown on the section and the layout plan.
- (e) the applicant should submit and agree details of the upspicing of the storm water sewers to cater for upstream developments and shall upsize the sewers as required at their own expense.
- (f) details of the outfall, to a scale of 1/1000 shall be lodged. All sewers shall be extended to the boundary of the site, where upspicing is catered for upstream flows is involved. The required upspicing shall be agreed with the Sanitary Services Department.

17. No foul sewer or surface water system shall be developed on land not in the control of the applicants without the prior written approval of adjoining land owners.

18. Notwithstanding condition 15- 17 (incl) above, the Sanitary Services Reports of the proposed development shall be carried out to the satisfaction of the Council.

16. In order to comply with the requirements of the Sanitary Services Department.

17. To prevent unauthorized development.

18. In order to comply with the requirements of the Sanitary Services Department.

Contd./...

P.K.

DUBLIN COUNTY COUNCIL

PBD/218/81

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: **McCarthy & Partners,**

Decision Order
Number and Date

PA/830/81 3/4/81

Balgriffin House,

Register Reference No.

BA 46

Balgriffin,

8042

Kahony, Dublin 5.

Planning Control No.

15/1/81

Application Received on
Time Extended to 10. 4/4/81.

Applicant **McCarthy & Partners.**

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

Proposed residential use and site development works at Balgriffin, Clonsilla.

CONDITIONS

19. ~~Open Space~~ The location of Class I open space to serve the development, and the method of financing same, shall be agreed with the County Council /Dublin Corporation prior to the commencement of development of the site.
20. Detailed plans and full specifications for the development of open space and green margins within the applicants site, shall be submitted to and be agreed with the Parks Department prior to the commencement of development and shall then be fully implemented.
21. A vegetation survey shall be submitted with details of existing hedgerows and trees on the site prior to the commencement of development.
22. The open space and all areas in which trees are to be preserved shall be fenced off prior to the development commencing, with the agreement of the Parks Department.
23. A contribution of \$200. per house shall be made to the Council towards the cost of developing open space in the area. The method of payment of same shall be agreed with the County Council.
24. The units of open space along road A/A1, B1, C3/C5 and D/D1 shall be omitted from the development and be incorporated within house sites.
25. The applicants shall provide Class II open space within the curtilage of their site in accordance

REASONS FOR CONDITIONS

19. In the interest of amenity.
20. In order to comply with the requirements of the Parks Department.
21. In the interest of amenity.
22. In the interest of visual amenity.
23. In the interest of the proper planning and development of the area.
24. In the interest of residential amenity.
25. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

18 MAY 1981

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.

FUTURE PRINT

Contd./...

with the requirements of the County Council.

26. Other Conditions The applicant shall submit details of their proposals for land in their ownership between the housing area and the outer Ring Road.

27. Houses on sites 1 - 48 and 49 - 54 incl. and houses on sites to the south of Road B1 and to the north of Road A1 and to the west of Road A, as shown on Drawing No. 208 (A) shall be omitted from the development pending a revised layout which shall be submitted by the applicants, after agreement with the Dublin Corporation, in order to rationalise property boundaries in the area.

28. The applicant shall pay a contribution to the Council of \$320,000 towards the cost of the provision of public services which will facilitate the development. The method of payment of same shall be agreed with the Council prior to the commencement of development on the site.

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.

28. 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.

Over/.....

P.K.

DUBLIN COUNTY COUNCIL

P3D/218/81

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: **McCarthy & Partners,**

SKILGIFTER HOUSE,

SKILGIFTER,

Galway, Dublin 5.

McCarthy & Partners.

Applicant

Decision Order

Number and Date

PA/430/81

3/4/81.

Register Reference No.

NA 46

Planning Control No.

8042

Application Received on

16/1/81

Time taken to process

4/4/81

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

Proposed residential use and site development works at Skilgiffter, Clonsilla.

CONDITIONS

REASONS FOR CONDITIONS

Continuation....

28. That no development under any permission granted pursuant to this decision be commenced until security for the provision of satisfactory completion of services including maintenance until taken in charge by the Local Authority of Roads, Open Spaces, Car Parks, Sewers, Watermains, or drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £135,000. which shall be renewed by the developer from time to time as required during the course of the development and whilst in force by him until such time as the roads, open spaces, car parks, sewers, watermains, and drains are taken in charge by the Council.

or/...

(b) Lodgement with the Council of a cash sum of £65,000. 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 Council/...

29. To ensure that a security sanction may be available to the Council to enforce the provision of services and prevent disrepair in the development.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

18 MAY 1981

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

Reg. No. W.A. 436
P.C. 8042.

13th March, 1981.

McCarthy & Partners,
Balgriffin House,
Balgriffin,
Raheny,
Dublin 5.

Re/ Proposed residential use and site development works at
Balgaddy, Clondalkin, for Crampton & Partners.

Dear Sirs,

With reference to your planning application received here on
16th January, 1981, (letter for extension period dated
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 29 (F)
of the Local Government (Planning and Development) Act, 1976, the
period for considering this application within the meaning of sub-
section (4A) of Section 26 has been extended up to and including

4/4/81.

Yours faithfully,



for Principal Officer.