

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE TA. 2084
1. LOCATION	Neilstown/Ronanstown, Section Cl.,	
2. PROPOSAL	Development of 42 building sites,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	13th Nov., 1980
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Principal Architect, National Building Agency Ltd, Address Richmond Ave., South, Milltown, Dublin 6.	
5. APPLICANT	Name National Building Agency Ltd., Address AS ABOVE	
6. DECISION	O.C.M. No. PA/40/81	Notified 12th Jan., 1981
	Date 12th Jan., 1981	Effect To grant permission
7. GRANT	O.C.M. No. PBD/83/81	Notified 25th Feb., 1981
	Date 25th Feb. 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	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

P59/83701

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: National Building Agency Limited,
Richmond Avenue South,
Milltown,
Dublin 6.
Applicant National Building Agency Limited (on behalf of Dublin Corporation).

Decision Order
Number and Date PA/40/81: 12/1/81
Register Reference No. T.A. 2084
Planning Control No. _____
Application Received on 15/11/80

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

Proposed development works for 42 sites at Neilstown/Rossinstown, Clendalkin, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. Subject to the conditions of this permission that the development 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 be obtained and all conditions of that approval be observed in the development.</p> <p>3. That a financial contribution in the sum of £41,250.00 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.</p> <p>4. 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.</p> <p>5. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>6. 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.</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. 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>4. To protect the amenities of the area.</p> <p>5. In the interest of amenity.</p> <p>6. In the interest of amenity and public safety.</p> <p style="text-align: right;">(Contd...)</p>

Signed on behalf of the Dublin County Council: _____
for Principal Officer
Date: 25 FEB 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.

7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

8. That the areas shown as incidental open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. In this regard a raised planting area is to be provided at the turning bay between houses No. 18 and 19, the details of which is to be agreed with the Parks Department.

9. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.

10. That all watermain tapings 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.

11. 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.

12. That screen walls in brick 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.

13. That boundary walls in brick or similar durable materials not less than 2.2-metres high, be provided along the boundary of Sites 1, 12 and 12, with Collinstown Park, the balance of the boundary being formed of a dwarf wall and railings over, details to be agreed with Parks Department.

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

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

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

10. 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.

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

12. In the interest of visual amenity.

13. In the interests of the amenity and security of the public open space to serve the scheme.


for Principal Officer.

DUBLIN COUNTY COUNCIL

P8D/83/81

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Application Received on **15/11/80**

Applicant **National Building Agency Limited (on behalf of Dublin Corporation).**

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

Proposed development works for 42 sites at Neilstown/Ronanstown, Clondalkin, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>14. A scheme of tree planting (apart from planting in front gardens) is to be prepared, agreed with the Parks Department and carried out within 12-months of the completion of the houses.</p> <p>15. That the footpaths and streetlighting to the housing distributor road serving the site shall be completed and available for use by the residents before the occupation of any of the houses.</p> <p>16. That the housing distributor road and footpaths serving house numbers 19 - 24 inclusive and detailed on Drawing No. 489/9 shall be constructed before development of those house sites commences so as to link with the distributor road proposed and existing in the adjoining development.</p> <p><u>NOTE:</u> This permission refers to development works only and house types submitted for approval shall be such as to ensure minimum back garden depths of 35-ft.</p>	<p>14. In the interests of visual amenity.</p> <p>15. In the interests of safety and residential amenity.</p> <p>16. In the interests of the proper planning and development of the area.</p>

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

25 FEB 1981

Date:

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