

COMHAIRLE CHONTAE ÁTHA CLIATH

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| File Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE TA.1442 |
| 1. LOCATION | Nangor Road, Clondalkin | | |
| 2. PROPOSAL | Residential Development of 124 semi-detached and 7 detached houses | | |
| 3. TYPE & DATE OF APPLICATION | TYPE P. | Date Received 29.7.80 | Date Further Particulars (a) Requested 1. Time extended up to and incl. 12/10/80 2. (b) Received 1. 2. |
| 4. SUBMITTED BY | Name W.J. Bourke & Partners, Address 26 Leeson Park, Dublin 6 | | |
| 5. APPLICANT | Name Princess Homes Ltd., Address Ferry House, Lower Mount Street, Dublin 2 | | |
| 6. DECISION | O.C.M. No. PA/2199/80 Date 10th Oct., 1980 | | Notified 10th Oct., 1980 Effect To grant permission, |
| 7. GRANT | O.C.M. No. PBD/52/81 Date 21st Jan., 1981 | | Notified 21st Jan., 1981 Effect Permission granted, |
| 8. APPEAL | Notified 4th Nov., 1980 Type 3rd Party, | | Decision WITHDRAWN, Effect |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. | | | |
| 16. | | | |
| Prepared by | | Copy issued by Registrar. | |
| Checked by | | Date | |
| Grid Ref. | O.S. Sheet | Co. Accts. Receipt No. | |
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PD/54701

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: W. J. Bourke and Partners,
26 Leeson Park,
Dublin 6.

Decision Order PA/2199/80 10th October, 1980
Number and Date

Register Reference No. TA1442
16991

Planning Control No. _____

Application Received on 29.7.80
Refused to 1 12.12.80

Applicant Princess Homes Limited

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

residential development of 124 semi detached and 7 detached houses at Wanger Road,
Clonsilla, Co. Dublin.

| CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| <p>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.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of <u>£59,520.</u> 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>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. To prevent unauthorised development.</p> <p>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.</p> |

(Contd)

Signed on behalf of the Dublin County Council: _____

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: 21 JAN 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.

| CONDITIONS | REASONS FOR CONDITIONS |
|---|---|
| <p>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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £15,000 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/</p> <p>(b) Lodgement with the Council of 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/</p> <p>(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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p>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.</p> | <p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p>(Contd. ...)</p> <p><i>P. Kenny</i></p> |

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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: **W. J. Bourke and Partners,**
26 Leeson Park,
Dublin 6.

Decision Order
Number and Date **PA/2199/80 10th October, 1980**

Register Reference No. **TA1442**

Planning Control No. **16991**

Application Received on **29.7.80**
Extended up to **11.10.80**

Applicant **Princess Homes Limited**

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

residential development of 124 semi detached and 7 detached houses at Manger Road,
Clondalkin, Co. Dublin.

| CONDITIONS | REASONS FOR CONDITIONS |
|---|--|
| <p>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.</p> <p>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>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.</p> <p>11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> | <p>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>(Contd)</p> |


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

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **21 JAN 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.

| CONDITIONS | REASONS FOR CONDITIONS |
|---|---|
| <p>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.</p> <p>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.</p> <p>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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.</p> <p>15. That the houses on sites 33 to 51 odd numbers, inclusive on Road No. 8 be omitted from the development and the area incorporated into the public open space as approved in Plan Reg. TA1663.</p> <p>16. That the houses located within 70ft. of the Slot Road be omitted from the development. Details to be agreed with Planning Authority prior to commencement of development.</p> <p>17. That adequate public open space be provided in the Camac Valley area to serve the development in accordance with the requirements of the Development Plan. This land to be identified, developed to Parks Superintendent requirements and ceded to the Council prior to commencement of development.</p> <p>18. That the old Mangor Road between the two North/South Distributor Road be widened and improved to a 30ft. carriageway in a 52ft. reservation. The applicant to provide a 5ft. grass verge and a 6ft. foot-path on the south side of the old Mangor Road. Details to be agreed with Roads Engineer.</p> | <p>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.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of visual amenity.</p> <p>15. In the interest of amenity.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of residential amenity.</p> <p>18. In the interest of road safety and the proper planning and development of the area.</p> <p style="text-align: right;">  Over/..... </p> |

An Bord Pleanála

Rec 15/1/81

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01)728011.

PL 6/5/51566 TA 1412
6/5/51567 TA 1417
6/5/51568 TA 1442

The Secretary
Dublin Co. Council
Planning Dept.

Date 9/1/81

Your Ref

Appeal re: res. development at Nangre Rd
Clondalkin

A Chára,

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

Mise, le meas,

PA 30

TA 1442

P.C. 16991

26th September, 1980.

Princess Homes Ltd.,
Ferry House,
Lower Mount Street,
Dublin 2.

RE: Proposed residential development of 124 houses at Nangor Road,
Clondalkin, for Princess Homes Ltd.

A Chara,

With reference to your planning application received here on 29th July, 1980, (Letter for extension period dated 26th September, 1980), 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 12th October, 1980.

Mise le meas,



for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

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Decision Order
Number and Date **PA/2199/80 10th October, 1980**

Register Reference No. **TA1442**

Planning Control No. **16991**

Application Received on **29.7.80**
Extended up to 12.10.80

Applicant **Princess Homes Limited.**

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

residential development of 124 semi detached and 7 detached houses at Mangor Road,
Clondalkin, Co. Dublin.

CONDITIONS

19. A financial contribution in the sum of £250. per house to be paid to Dublin County Council as a contribution towards the provision of major roads in the area. In the event of the applicant making alternative arrangements with regards to the construction of the connection from the Old Mangor Road to the New Mangor Road, then a revised financial contribution to be agreed with the Planning Authority to be paid
20. That no development take place on foot of this permission until such time as the distributor road to the west has been constructed from the Old Mangor Road to the New Mangor Road and is available for use by applicant.
21. That front garden have a minimum depth of 25ft. and back gardens to have a minimum depth of 35ft.
22. 6ins. watermain shown in margin of Distributor Road to the west to be upraised to 8ins. No building to be located within 8 metres of the centre line of existing 24ins. watermain.
23. Applicant to increase the foul sewer size from MHF 42 to MHF 50 to cater for a flow of 800 cumins. Details of upraised sewers, grades, levels etc. to be agreed. Applicant to allow for an additional flow of 12 litres per sec. at MHF 72.
24. The applicant to confirm in writing that Clondalkin Paper Mills have no objection to the

REASONS FOR CONDITIONS

19. To ensure contribution towards cost of provision of road services in the area.
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 Sanitary Authority.
23. In order to comply with the requirements of the Sanitary Authority.
24. In order to comply with the requirements of the Sanitary Authority.

Signed on behalf of the Dublin County Council:

for Principal Officer

21 JAN 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

discharge of storm water to the Camac River.

Applicant to agree with Sanitary Services Engineer regarding pipe sizes some of which will have to be increased. A section of the Camac River downstream of outfall pipe to be submitted to and agreed with Sanitary Services Engineer.

23. Work in regard to Condition 23, 24 and 25 to be at applicants expense.

26. That all relevant conditions attached to grant of permission PA/2174/80 dated 8th October, 1980 (Reg. Ref. TA1663) to be adhered to in this development.

23. To ensure the satisfactory completion of the development.

24. To ensure a satisfactory standard of development.

A.K.