

## COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1412
1. LOCATION	Nangor Road, Clondalkin,		
2. PROPOSAL	90 semi-detached and 4 detached houses,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 25th July 1980	Date Further Particulars (a) Requested 1. Time extended up to and incl. 8/10/80 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name W. J. Bourke & Partners, Address 26, Leeson Park, Dublin 6.		
5. APPLICANT	Name Drumlish Homes Ltd., Address 131, Rathgar Road, Dublin 6.		
6. DECISION	O.C.M. No. PA/2165/80 Date 8th Oct., 1980	Notified 8th Oct., 1980 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/54/81 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 APPEAL	Notified 4th Nov., 1980 Type 3rd Party,	Decision WITHDRAWN, Effect	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.....	

# DUBLIN COUNTY COUNCIL

PBD/54/81

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: **Drumlish Homes Ltd.,**  
**131, Rathgar Road,**  
**Dublin, 6.**  
  
**Drumlish Homes Ltd.**  
Applicant

Decision Order  
Number and Date **PA/2165/80 - 8/10/80**  
  
Register Reference No. **TA.1412**  
  
Planning Control No. **16991**  
  
Application Received on **25/7/80**  
  
Extended upto: **8/10/80**

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

**Proposed residential development of 93 semi detached and 4 detached houses at**  
**Rangor Road, Clondalkin.**

### CONDITIONS

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.
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 each house be used as a single dwelling unit.
4. That a financial contribution in the sum of £43,440 (forty three thousand, four hundred and forty pounds) be paid by the proposed 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.
5. 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 or roads, open space, car parks, sewers, watermain and drains has been given by:-

### REASONS FOR CONDITIONS

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, 1878-1984.
3. To prevent unauthorised development.
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.
5. To ensure that a ready sanction may be available to induce the providing of services and prevent disamenity in the development.

Continued/overleaf.....

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

5. continued/

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £35,000 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, car parks, sewers, watermains and drains are taken in charge by the Council.

or/....

(b) Lodgement with the Council of £20,000 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 by anybody 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 any 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.

5. That a further financial contribution of £250 per house be paid to Dublin Co. Council as a contribution towards the construction of the Newlands/Fonthill Road i.e. the slot road to the west of the site and towards the cost of other major roads in the area. In the event of alternative arrangements being made by the applicant towards the acquisition of land and the construction of the "slot" road from the new Manger Road to the Camac River then a revised

financial contribution to be agreed with the Planning Authority to be paid towards the provision of major roads in the area which serve these lands.

6. 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.

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P.K.

P8D/54/81

# 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: **Drumlish Homes Limited,**  
**131, Rathgar Road,**  
**DUBLIN, 6.**  
  
Applicant **Drumlish Homes Limited.**

Decision Order  
Number and Date ..... **PA/2185/80 - 8/10/80** .....  
Register Reference No. .... **TA.1412** .....  
Planning Control No. .... **16591** .....  
Application Received on ..... **25/7/80** .....  
Extended up to: **8/10/80**

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

**Proposed residential development of 90 semi detached and 4 detached houses at**  
**Kangor Road, Clonsilla.**

CONDITIONS	REASONS FOR CONDITIONS
7. 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. To protect the amenities of the area.
8. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	8. In the interest of amenity.
9. That public lighting be provided as each street is occupied in accordance with a scheme approved by the Co. Council so as to provide street lighting to the standard required by the County Council.	9. In the interest of amenity and public safety.
10. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	10. In the interest of the proper planning and development of the area.
11. That screen walls in block or similar materials not less than 6 ft. high, suitably capped and rendered be provided at necessary locations to screen rear gardens from public view. The specific locations and extent of walling must be discussed and agreed with the Co. Council before construction. Timber fencing is not acceptable.	11. In the interest of visual amenity.
Continued/overleaf.....	

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

12. That adequate public open space be provided in the Camac Valley area to serve this development 1.55 acres is required to serve the development as proposed. This land to be developed to the Parks Superintendent's requirements and ceded to the Council prior to commencement of development. Land to be identified prior to commencement of development.

13. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority. In this respect it should be noted that a water supply may not be available until 1981. The watermain layout is inadequate. Applicant to consult with Sanitary Services and submit amended layout, before commencement of development. Applicant to submit details of foul sewer section from M.H. F.30 - F29 - F28 to existing M.H. In relation to surface water drainage the 3 outfalls at S12, S13 and S14 should be combined to give a single outfall. Full details of outfall to be provided including depth of river bed. Applicant also to indicate how it is proposed to prevent erosion of river bed and river banks. All details to be discussed with Sanitary Services Department.

14. That all watermain tapplings 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.

15. 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. In the interest of residential amenity.

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

14. To comply with public health requirements and to ensure adequate standards of workmanship. As the provisions of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

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

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P.K.

# DUBLIN COUNTY COUNCIL

P3D/54/81

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: **Drunlish Homes Ltd.,**  
**131, Rathgar Road,**  
**DUBLIN, 6.**

Decision Order  
Number and Date **PA/2165/80 - 8/10/80**

Register Reference No. **TA.1412**

Planning Control No. **16321**

Application Received on **25/7/80**

Applicant **Drunlish Homes Ltd.**

Extended up to: **8/10/80**

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

XXXXXX

**Proposed residential development of 90 semi detached and 4 detached houses at**

**Kangor Road, Clonsilla.**

CONDITIONS	REASONS FOR CONDITIONS
16. That the area between Road No. 1 and the Southern boundary of the site and the area between the most western access road and the western boundary of the site be levelled, soiled and seeded and grassed to the satisfaction of the Parks Superintendent.	16. In the interest of the proper planning and development of the area and in the interest of residential amenity.
17. That all houses have a minimum front garden depth of 25ft. and back garden depth of 35 ft. In this regard a layout plan to a scale of 1:500 to be submitted prior to commencement of development to enable the Planning Authority to ensure that building lines and rear gardens etc. are satisfactory. It is noted that there are two detached houses which may be deficient in rear gardens and these rear gardens would have to be enlarged.	17. In the interest of residential amenity.
18. That a building line of 70 ft. be maintained to the reservation for the proposed slot road to the west of the site.	18. In the interest of the proper planning and development of the area.
19. That no development take place on foot of this permission until such time as the "slot" road has been constructed from the new Kangor Road to the stream to the south of applicant's property and is available to applicant for use.	19. To prevent unauthorised development.
	Continued/overleaf.....

Signed on behalf of the Dublin County Council:

for Principal Officer

21 JAN 1981

Date:

A resolution 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

20. That the proposed temporary access from the old Manger Road be omitted from the development and the only access to the site to be via the new allot road.

21. That all relevant conditions of grant of permission by Order No. PA/2174/80 dated 8th October, 1980 be observed in the development.

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.



\_\_\_\_\_  
For Principal Officer

Dated: \_\_\_\_\_

## An Bord Pleanála

Rec 15/1/81

PL 6/5/5-15-66 TA 1412  
 6/5/5-15-67 TA 1411  
 6/5/5-15-68 TA 1442

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

The Secretary  
 Dublin Co. Council  
 Planning Dept.

Date 9/1/81

Your Ref

Appeal re: res. development at Nangre Rd,  
Clondalkin

A Chara,

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

Mise, le meas.

*[Signature]*



# DUBLIN COUNTY COUNCIL

P3D/54/81

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: **Drunlish Homes Ltd.,**  
**131, Rathgar Road,**  
**DUBLIN, 6.**

Decision Order  
Number and Date **PA/2165/80 - 8/10/80**

Register Reference No. **TA.1412**

Planning Control No. **16931**

Application Received on **25/7/80**

Applicant **Drunlish Homes Ltd.**

Extended up to: **8/10/80**

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

**Proposed residential development of 90 semi detached and 4 detached houses at**  
**Nangor Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
16. That the area between Road No. 1 and the Southern boundary of the site and the area between the most western access road and the western boundary of the site be levelled, soiled and seeded and grassed to the satisfaction of the Parks Superintendent.	16. In the interest of the proper planning and development of the area and in the interest of residential amenity.
17. That all houses have a minimum front garden depth of 25ft. and back garden depth of 35 ft. In this regard a layout plan to a scale of 1:500 to be submitted prior to commencement of development to enable the Planning Authority to ensure that building lines and rear gardens etc. are satisfactory. It is noted that there are two detached houses which may be deficient in rear gardens and these rear gardens would have to be enlarged.	17. In the interest of residential amenity.
18. That a building line of 70 ft. be maintained to the reservation for the proposed slot road to the west of the site.	18. In the interest of the proper planning and development of the area.
19. That no development take place on foot of this permission until such time as the "slot" road has been constructed from the new Nangor Road to the stream to the south of applicant's property and is available to applicant for use.	19. To prevent unauthorised development.
	Continued/overleaf.....

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

20. That the proposed temporary access from the old Nangor Road be omitted from the development and the only access to the site to be via the new slot road.

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

21. That all relevant conditions of grant of permission by Order No. PA/2174/80 dated 8th October, 1980 be observed in the development.

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



for Principal Officer

Dated: \_\_\_\_\_

# An Bord Pleanála

PL 6/5/5-15-66 TA 1412  
6/5/5-15-67 TA 1411  
6/5/5-15-68 TA 1442

The Secretary  
Dublin Co. CE,  
Planning Dept.

Date 9/1/81

Your Ref

Appeal re: res. development at Nangue Rd,  
Clondalkin

A Chara,

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

Mise, le meas,

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

Rec 15/1/81

RECEIVED

T.A. 1412

P.C. 16991

24th September, 1980.

Drumlish Homes Limited,  
131 Rathgar Road,  
Dublin 6.

Re: Proposed residential development of 90 semi-detached  
and 4 detached houses at Nangor Road, Clondalkin, Co. Dublin,  
for Drumlish Homes Limited.

A Chara,

With reference to your planning application received here  
25th July, 1980 (Letter for extension period dated 24th 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  
8th October, 1980.

Mise le meas,

  
for Principal Officer.

PK/AMD