

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.1411
1. LOCATION	Nangor Road, Clondalkin		
2. PROPOSAL	Residential Development of 220 semi-detached and 6 detached houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 28.7.80	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 Manor Park Homes Ltd., Address 8 Willowfield Park, Dublin 8		
6. DECISION	O.C.M. No. PA/2197/80 Date 10th Oct., 1980		Notified 10th Oct., 1980 Effect To grant permission,
7. GRANT	O.C.M. No. PBD/53/80 Date 21st Jan., 1981		Notified 21st Jan., 1981 Effect Permission granted,
8. APPEAL	Notified 4th Nov., 1980 Type 3rd Party,		Decision APPEAL WITHDRAWN, Effect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 byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

PBD/53/81

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: **W.J. Bourke and Partners,**

Decision Order **P/2197/80: 10/10/80**
Number and Date

26 Leeson Park,

Register Reference No. **T.A. 1411**

Dublin 6.

Planning Control No. **16991**

Applicant **Monor Park Homes Limited.**

Application Received on **29/7/80**
Time extended to: **12/10/80**

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

Proposed residential development at Mangor Road, Clondalkin, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none">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.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.3. That the proposed house be used as a single dwelling unit.4. That a financial contribution in the sum of £32,000.00 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.	<ol style="list-style-type: none">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. 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

IMPORTANT: Turn overleaf for further information.

Date:

21 JAN 1981

of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of must be complied with in the carrying out of the work.

CONDITIONS	REASONS FOR CONDITIONS
<p>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 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 £50,000.00</p> <p>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.</p> <p>Or/</p> <p>(b) Lodgment with the Council of £50,000.00 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.</p> <p>Or/</p> <p>(c) Lodgment 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 lodgment 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>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. K.</i></p> <p>for Principal Officer.</p>

DUBLIN COUNTY COUNCIL

P89/53/81

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: M.J. Bourke and Partners,
26 Lenson Park,
Dublin 6.
Applicant Harbor Park Homes Limited.

Decision Order
Number and Date P.2197/80: 10/10/80
Register Reference No. P.4: 1411
Planning Control No. 16991
Application Received on 26/7/80
Time Extended to: 12/10/80

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

Proposed residential development at Mangor Road, Clonsilla, 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

21 JAN 1981

IMPORTANT: Turn overleaf for further information.

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.

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>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. 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>13. In the interest of the proper planning and development of the area.</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>14. In the interest of visual amenity.</p>
<p>15. That the houses on the south side of Road 11 and the north side of Road 10 and the houses on Sites 42, 44, 46, 48, 50 and 52 on Road 9 be omitted from the development. The area of these sites which have been approved as public open space in permission to Plan No. T.A. 1663 to be laid out and reserved as public open space.</p>	<p>15. In the interest of the proper planning and development of the area.</p>
<p>16. That the old Nangor Road between the N/S distributor roads be widened and improved to a 30-ft. grass margin in 50-ft. reservation. The applicant to provide a 5-ft. grass margin and a 6-ft. footpath on the south side of the old Nangor Road. Details to be agreed with Roads Engineer.</p>	<p>16. In the interests of road safety and the proper planning and development of the area.</p>
<p>17. A further financial contribution in the sum of £250.00 per house be paid by to Dublin County Council as a contribution towards the construction of major roads in the area. In the event of the applicant making alternative arrangements with regards the construction of the connection from the old Nangor Road to the New Nangor Road then a revised financial contribution to be agreed with the Planning Authority to be paid.</p>	<p>17. To ensure contribution towards cost of provision of road services in the area.</p>

(Contd....)

A. K.
for Principal Officer.

PBD/53/81

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

Decision Order
Number and Date PA/2197/80 10th October, 1980

Register Reference No. T/1411

Planning Control No. 16991

Application Received on 22.7.80

Time Extended to : 12.10.80

Applicant Manor Park Homes Limited

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

residential development at Manor Road, Clonsilla, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
18. That no development take place on foot of this permission until such time as the western distributor road has been constructed from road No. 11 to the new Manor Road, and is available for use by the applicant.	18. In the interest of the proper planning and development of the area.
19. That the development allow for the provision of a round about at the junction of the Old Manor Road and the distributor road No. 15.	19. In the interest of the proper planning and development of the area.
20. A 30ft. building line to be maintained from the distributor road No. 15.	20. In the interests of the proper planning and development of the area.
21. Front gardens to be a minimum depth of 25ft. and back gardens to be a minimum depth of 35ft.	21. In the interests of the proper planning and development of the area.
22. That adequate public open space be provided in the Camas Valley area to serve the proposed development in accordance with the regulations of the Development Plan. This land to be identified, developed to Parks Superintendent's requirements and ceded to the Council prior to commencement of development.	22. In the interests of the proper planning and development of the area.
23. 6" watermain in margin of distributor road to be upsized to 8" at developers expense. No building to be located within 8 metres of the centre line of the existing 24" watermain.	23. In the interest of the proper planning and development of the area.
24. Applicant to increase the size of the foul sewer from manhole 191 to MHF30 to MHF41 to the satisfaction of the Sanitary Services Engineer. Details to be agreed prior to commencement of development.	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

25. The applicant to confirm in writing that Clondalkin Paper Mills have no objection to the discharge of storm water to the Camoo River. Applicant to agree with Sanitary Services regarding pipe sizes, some of which will have to be increased. A section of the Camoo River downstream of outfall pipe to be submitted and agreed with Sanitary Services Engineer.

26. Work required in conditions 24 and 25 to be at applicants expense.

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

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

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.

P.K.

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. CC,
Planning Dept.

Date 9/1/81

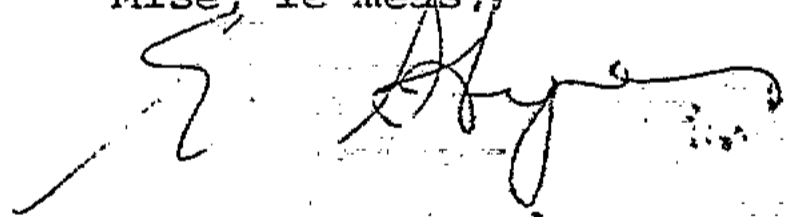
Your Ref

Appeal re: res. development at Nangie 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,



TA 1411

P.C. 16991

26th September, 1980.

Manor Park Homes Ltd.,
8 Willowfield Park,
Dublin 14.


RE: Proposed residential development of 220 semi-detached and 6 detached ~~XXXX~~
houses at Nangor Road, Clondalkin, for Manor Park Homes Ltd.

A Chara,

With reference to your planning application received here on 28th 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.