

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.413
1. LOCATION	Sites 176-186 and 199-245 incl. St. Johns Road, Clondalkin		
2. PROPOSAL	Substitution of house types		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	5th March, 1980	1. 2.
4. SUBMITTED BY	Name F. L. Bent Address 25 Grosvenor Court, Templeville Road, Templeogue, D12		
5. APPLICANT	Name Fitzsimons Brothers Ltd. Address 3 Cremore Park, Glasnevin, Dublin 9.		
6. DECISION	O.C.M. No. PA/744/80 Date 23rd April 1980	Notified 24th April 1980 Effect To grant permission	
7. GRANT	O.C.M. No. PBD/292/80 Date 17th June 1980	Notified 17th June 1980 Effect Permission granted,	
8. APPEAL	Notified Type	Decision 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 .....

Checked by .....

Copy issued by .....Registrar.

Date.....

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No.....

# 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 ~~xxxx~~

Local Government (Planning and Development) Acts, 1963 & 1976

To: **F.L. Bent Esq.,**  
**25 Grosvenor Court,**  
**Templeville Road,**  
**Templeogue, Dublin 12.**  
**Fitralmona Brothers Ltd.**  
Applicant

Decision Order **PA/744/80: 23/4/80.**  
Number and Date  
Register Reference No. **T.A. 413**  
Planning Control No.  
Application Received on **5/3/80.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**Proposed substitute house types at sites 176-186 and 199-245 St. John's Road,**  
**Clondalking.**

CONDITIONS	REASONS FOR CONDITIONS
<b>18. <del>condt./...</del></b> proposed Newlands to Fenthill Road from the New Nangor Road to Camoo River; this road will provide a permanent access to the site.	<b>18. <del>condt./...</del></b> It is considered reasonable that the developer should contribute towards the cost of providing the services.
<b>19.</b> That the temporary accesses to St. John's Road be closed when the permanent access is available. The number and location of temporary points to be the subject of agreement with Roads Engineer.	<b>19.</b> In the interest of the proper planning and development of the area.
<b>20.</b> That all of that area of Road No. 1 in the applicant's ownership be constructed as part of this development to the satisfaction of the Roads Engineer.	<b>20.</b> In the interest of the proper planning and development of the area.
<b>21.</b> That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineer.	<b>21.</b> In order to comply with the Sanitary Services Acts, 1878-1964.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

**17 JUN 1980**

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

# DUBLIN COUNTY COUNCIL

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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: **F.L. Kent Esq.,**  
**25 Grosvenor Court,**  
**Templeville Road,**  
**Templeogue, Dublin 12.**  
Applicant **Fitzsimons Brothers Ltd.**

Decision Order  
Number and Date **PA/744/80 23/4/80.**  
Register Reference No. **T.A. 413**  
Planning Control No. ....  
Application Received on **5/3/80.**

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

**Proposed substitute house types at sites 175-186 and 199-245 St. John's Road,**  
**Clondalkin.**

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: .....

**17 JUN 1980**

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.



PB/D/2.9.Z/0.0

# 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: F.K. Dent Esq.  
25 Grosvenor Court,  
Templeville Road,  
Templeogue, Dublin 12.

Decision Order PA/744/80: 23/4/80  
Number and Date T.A. 413

Register Reference No. ....

Planning Control No. ....

Application Received on 5/3/80

Applicant Fitzsimons Brothers Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
Proposed substitute house types at sites 175-186 and 199-245 St. John's Road,  
Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>That the proposed house be used as a single dwelling unit.</li> <li>That a financial contribution in the sum of <u>£30,000.</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.</li> </ol>	<ol style="list-style-type: none"> <li>To ensure that the development shall be in accordance with the permission and that effective control be maintained.</li> <li>In order to comply with the Sanitary Services Acts, 1878 - 1964.</li> <li>To prevent unauthorised development.</li> <li>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.</li> </ol>

(Contd....)

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


for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: .....

17 JUN 1980

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>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 <b>£51,000. (fifty-one thousand pounds)</b> 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 style="text-align: right;">Or/</p> <p>(b) Lodgment with the Council of <b>cash £24,000.</b> 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 style="text-align: right;">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><b>Note:</b> 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 style="text-align: right;">(Contd. ...)</p> <p style="text-align: right;">   <b>For Principal Officer.</b> </p>