

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE TA.412
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1. LOCATION	Sites 114-150 St. Johns Road, Clondalkin
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2. PROPOSAL	Substitution of house types
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3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P.	5th March, 1980	1.	1.
			2.	2.

4. SUBMITTED BY	Name	F. L. Bent
	Address	25 Grosvenor Court, Templeville Road, Dublin 12.

5. APPLICANT	Name	Peter Jordan Ltd.
	Address	14 Monastery Road, Enniskerry, Co. Wicklow.

6. DECISION	O.C.M. No.	PA/732/80	Notified	24th April 1980
	Date	23rd April 1980	Effect	To grant permission.

7. GRANT	O.C.M. No.	PBD/292/80	Notified	17th June 1980
	Date	17th June 1980	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
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11. ENFORCEMENT	Ref. in Enforcement Register
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12. PURCHASE NOTICE	
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13. REVOCATION or AMENDMENT	
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14.	
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16.	
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Prepared by

Checked by

Copy issued by Registrar.

Date

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No.

PB / 2.9.2 / 8.0.

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.L. Dent Co. Decision Order PA/732/80: 23/4/80.
25 Grosvenor Court, Number and Date T.A. 412
Templeville Road, Register Reference No. 14194/3853
Templeogue, Dublin 12. Planning Control No. 5/3/80.
Applicant Peter Jordan Ltd. Application Received on

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

Proposed substitution of house type to approved residential development on sites

114-150 St. John's Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£38,000.</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.	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

17 JUN 1980

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

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:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of ~~£51,000.~~ **(fifty-one thousand pounds)**. 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/

(b) Lodgment with the Council of ~~cash~~ **£24,000.** 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) 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.

and such lodgment in either 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. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(Contd. ...)

P.K.
For Principal Officer.

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. Hart Esq.**
25 Grosvenor Court,
Templeville Road,
Templeogue, Dublin 12.
Peter Jordan Ltd.
Applicant

Decision Order
Number and Date **PA/732/80: 23/4/80.**

Register Reference No. **T.A. 412**

Planning Control No. **14194/3953**

Application Received on **6/3/80.**

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

Proposed substitution of house type to approved residential development on site

114-150 St. John's Road, Clonsilla.

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>

Half of the Dublin County Council:


Turn overleaf for further information.

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.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>12. 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. That screen walls in block or similar durable material 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. That the existing mature trees and hedges be maintained in so far as possible and tree removal proposals must be with the approval of the County Council.</p> <p>15. That each house have a front building line set back of 25ft. and a rear garden depth of 35ft.</p> <p>16. That the requirements of the Roads Department as specified in RP104 be strictly adhered to.</p> <p>17. That prior to commencement of development on the site, St. John's Road to be widened from the western limit of the site for a distance of 1,500ft. to the houses backing onto Moyle Park College; the widening to consist of a 24ft. xxxxx carriageway with 5ft. verge and 6ft. footpaths. Details to be agreed with Roads Department Engineer. This work to be carried out at the applicant's expense. Public lighting to be provided.</p>	<p>To comply with public health requirements and to ensure adequate standards of water supply. 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>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of visual amenity.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of safety and the avoidance of fire hazard.</p> <p style="text-align: right;">  For Principal Officer. </p>

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Notification of Grant of Permission/Approval

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

To: **F.L. Bent Esq.,**

25 Grosvenor Court,

Templeville Road,

Templeogue, Dublin 12.

Peter Jordan Ltd.

Applicant

Decision Order

Number and Date **PA/732/80 23/4/80**

Register Reference No.

T.A. 412

Planning Control No.

14194/3653

Application Received on

5/3/80

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

Proposed substitution of house type to approved residential development on sites

114-150 St. John's Road, Clonsilla.

CONDITIONS

18. That a financial contribution of £250. per house to be paid by the applicant to Dublin County Council towards the cost of construction of the proposed Newlands to Fonthill Road from the New Manor Road to the Camoo River; this road will provide a permanent access to the site.
19. That the temporary accesses to St. John's Road be closed when permanent access is available. The number and location of temporary points to be the subject of agreement with Roads Engineer.
20. 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 Road Engineer.
21. That prior to commencement of development on the site, the line of the proposed Newlands/Fonthill Road reservation affecting the site be set out and checked by an Engineer from the Roads Department.
22. That the reservation for the Local Distributor road in the north west corner be 70ft. and not 60ft. as shown on plans. That part of the Local Distributor road in the applicant's ownership to be constructed by the applicant as part of this development. A 30ft. building line to be maintained from this distributor road.

REASONS FOR CONDITIONS

18. 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.
19. In the interest of the proper planning and development of 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 the interest of the proper planning and development of the area.

(cont.)

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

23. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineer.

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

P.K.

for Principal Officer.