

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.1882
1. LOCATION	Sites 114-245, St. Johns Road, Clondalkin, Co. Dub.	
2. PROPOSAL	Amendments to house type, S	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	2nd Nov. 1979
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name	K Crossspan Dev. Ltd.,
	Address	89 Upper Leeson St., Dublin 4.
5. APPLICANT	Name	AS ABOVE.
	Address	
6. DECISION	O.C.M. No.	PA/3975/79
	Date	19.12.79
7. GRANT	O.C.M. No.	PBD/74/80
	Date	1st Feb. 1980
8. APPEAL	Notified	21.12.79
	Type	To grant permission
9. APPLICATION SECTION 26 (3)	Notified	1st Feb. 1980
	Type	Permission granted
10. COMPENSATION	Notified	
	Type	
11. ENFORCEMENT	Date of application	
	Effect	
12. PURCHASE NOTICE	Ref. in Compensation Register	
13. REVOCATION or AMENDMENT	Ref. in Enforcement Register	
14.		
15.		
16.		

Prepared by	Copy issued by.....Registrar.
Checked by	Date.....
Grid Ref.	O.S. Sheet
Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

P / 7.4 / 80.

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

742951 (Ext. 143/145)

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Crossan Developments Limited,
89, Upper Leeson Street,
Dublin 8.

Applicant Crossan Developments Limited.

Decision Order
Number and Date PA/742951 19/12/79

Register Reference No. D.L. 1882

Planning Control No. 1219A

Application Received on 2/11/79

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

proposed amendments to house type at sites 114 - 207 (inclusive), St. John's Road,
Clonsilla.

CONDITIONS	REASONS FOR CONDITIONS
<p>22. (Contd.) and the Planning Authority prior to development.</p> <p>23. That prior to commencement of development on the site, the line of the proposed Newlands/Foothill Road reservation affecting the site be set out and checked by an Engineer from the Roads Department.</p> <p>24. That the reservation for the Local Distributor Road in the north-west corner be 70-ft. and not 60-ft. 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.</p> <p>25. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineer. In this regard applicant to indicate clearly the proposed watermain layout. Details including design figures and longitudinal sections of foul and surface water sewers including outfall details to be submitted. Laid plans do not show outfall positions of foul and surface water sewers nor do they indicate the public sewers into which it is proposed to discharge.</p>	<p>23. In the interests of the proper planning and development of the area.</p> <p>24. In the interest of the proper planning and development of the area.</p> <p>25. In order to comply with the Sanitary Services Acts, 1876 - 1964.</p>

Signed on behalf of the Dublin County Council:

P.K.
for Principal Officer
Date: ~~21st December, 1979~~ **FEB 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

P / 7.4 / 8.0

742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Crossan Developments Limited,
89, Upper Leeson Street,
Dublin, 4,

Decision Order
Number and Date PA/3975/79: 19/12/79

Register Reference No. S.A. 1882

Planning Control No. 14194

Application Received on 2/11/79

Applicant Crossan Developments Limited,

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

XXXXXX

proposed amendments to house type at sites 114 - 245 (inclusive), St. John's Road,
Glondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>8. (Contd.) 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 and 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>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 brick 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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.</p> <p>14. That existing mature trees and hedges be</p>	<p>9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1964.</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>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>

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

P.K.
for Principal Officer

Date: 21st December, 1979.

1 FEB 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

14. (Contd.) maintained insofar as possible and tree removal proposals must be with the approval of the County Council.
15. That each house have a front building setback of 25-ft. and a rear garden depth of 35-ft.
16. That the requirements of the Roads Department as specified in R.P. 101, be strictly adhered to.
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 1,800-ft. to the houses backing onto Moyle Park College; the widening to consist of a 24-ft. carriageway with 5-ft. verge and 6-ft. footpaths. Details to be agreed with Roads Engineer. This work to be carried out at applicant's expense. Public lighting to be provided.
18. That a financial contribution of £250. per house to be paid by the applicant to Dublin County Council towards the cost of the construction of the proposed Newlands to Fenthill Road from the New Nanger Road to the Camac River; this road will provide a permanent access to the site.
19. That the temporary accesses to St. John's Road be closed when the permanent accesses available. The number and location of temporary points to be the subject of agreement with Roads Engineer.
20. That houses on Sites 151-172 inclusive, be omitted until such time as the temporary access from Road No. 5 is no longer required.
21. That all of that area of Road No. 1 in the applicant's ownership be constructed as part of this development.
22. That satisfactory arrangements be made for the relocation of the 110 K.V. line traversing the site. Details to be agreed with the E.S.B.
15. In the interest of the proper planning and development of the area.
16. In the interest of safety and the avoidance of traffic hazard.
17. In the interest of safety and the avoidance of fire hazard.
18. The provision of such service 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.



 For Principal Officer.

Contd. ...

DUBLIN COUNTY COUNCIL

P

174/80

(t. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Crossan Developments Limited,**
69, Upper Lemanon Street,
Dublin, 4.

Decision Order
Number and Date **PA/3973/79; 19/12/79**

Register Reference No. **S.A. 1882**

Planning Control No. **14194**

Application Received on **2/11/79**

Applicant **Crossan Developments Limited.**

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

proposed amendments to house type at sites 114 - 245 (inclusive), St. John's Road,
Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

1. Subject to the conditions of this permission that the development be carried out and completed strictly in accordance with the plans and specifications 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 dwellinghouse be used as a single dwelling unit.
4. That the arrangements made for the payment of the financial contribution in the sum of £54,800. (in respect of the overall development) be strictly adhered to.
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, Car Parks, Sewers, Watermains and Drains has been given by:
(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £51,000. which shall be renewed by the developer from time to time as required during the course of

1. To ensure that the development be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1978 - 1964.
3. To prevent unauthorised development.
4. To ensure contribution towards the cost of provision of public services in the development.
5. To ensure that a ready sanction may be available to induce the provision of services and prevent disunity in the development.

Contd....

Signed on behalf of the Dublin County Council:

P. Kenny
for Principal Officer

Date: **1 FEB 1980**
~~21st December 1979~~

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.(a) (Contd.) the development and kept in force by him until such time as the Roads, Open Spaces, Carparks, Sewers, Watermaine and drains are taken in charge by the Council

Or/...

Lodgment with the Council of cash £26,000. 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/...

Lodgment 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 lodgment 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.

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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
8. That public lighting be provided suitable whilst is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety.

Contd. ...



For Principal Officer.