

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.1881
1. LOCATION	Sites 1-48 Commons Road, Clondalkin, Co. Dublin.	
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.	1.
	2.	2.
4. SUBMITTED BY	Name Crosspan Dev. Ltd., Address 89 Upper Leeson St., Dublin 4.	
5. APPLICANT	Name AS ABOVE Address	
6. DECISION	O.C.M. No. PA/3973/79	Notified 20.12.79
	Date 19.12.79	Effect To grant permission
7. GRANT	O.C.M. No. PBD/74/80	Notified 1st Feb. 1980
	Date 1st Feb. 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	Copy issued by.....Registrar.
Checked by	Date.....
Grid Ref.	O.S. Sheet
Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

P / 7.4 / 80

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: Crossan Developments Limited,
89, Upper Lonsdon Street,
Dublin 4.

Decision Order PA/3873/79: 19/12/79
Number and Date
Register Reference No. S.A. 1981
Planning Control No. 13991
Application Received on 2/11/79

Applicant Crossan Developments Ltd.

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

Proposed amendments to house type on sites 1-48 inclusive, Commons Rd. &
Clondalkin,

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of 46,300. 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

(Contd)

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

for Principal Officer

1 FEB 1980

Date:

IMPORTANT: Turn overleaf for further information.

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 **£25,000. (twenty-five 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) Lodgement with the Council of **an agreed sum** 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 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 lodgement 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

/ 7. 4. / 80.

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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: **Crossan Developments Ltd.,**
89 Upper Leeson Street,
Dublin 4.

Applicant **Crossan Developments Ltd.**

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

Register Reference No. **S.A. 1881**

Planning Control No. **13991**

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 on sites 1-48 inclusive, Commons Road, Clonsilla.

CONDITIONS	REASONS FOR CONDITIONS
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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
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.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

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

P.K.
for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **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.

CONDITIONS

REASONS FOR CONDITIONS

12. 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.
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.
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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
15. ~~THAT~~ **A financial contribution of £250. per house be paid to Dublin County Council towards the cost of Howlands/Fonthill Road, which will provide a permanent access to the site.**
16. **That a further financial contribution in the sum of £14,400. (48 x 300) be paid by the developers to the Dublin County Council for open space purposes and which facilitate this development; this contribution to be paid before commencement of development on the site.**
17. **The reservation for the proposed plot road should be set out by the applicant and checked and agreed by an Engineer from the Roads Department before commencement of development.**

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.
13. In the interest of the proper planning and development of the area.
14. In the interest of visual amenity.
15. **To ensure contribution towards the cost of provision of road access to the estate.**
16. **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.**
17. **In the interest of the proper planning and development of the area.**

A.K.
 For Principal Officer.