

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE SA.1769		
1. LOCATION	Commons Road, Clondalkin, Co. Dublin. <span style="font-size: 2em; float: right;">S</span>			
2. PROPOSAL	19 Houses,			
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  15th Oct. 1979	Date Further Particulars	
			(a) Requested	(b) Received
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/3858/79	Notified	14.12.79
	Date	14.12.79	Effect	To grant permission
7. GRANT	O.C.M. No.	PBD/57/80	Notified	25th Jan, 1980
	Date	25th Jan, 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			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				

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

PB0/5.7/80.

# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT  
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: Crosspan Developments Limited, Decision Order PA/3858/79: 14/12/79  
89 Upper Leeson Street, Number and Date  
Dublin 4. Register Reference No. S.A. 1769  
 Planning Control No. 3666/8624  
 Application Received on 15/10/79

Applicant Crosspan Developments Limited.

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

**Proposed erection 19-No. detached and semi-detached houses and ancillary works at  
Common Road, Clendalkin, Co. Dublin.**

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. That the proposed house be used as a single dwelling unit.</li> <li>4. That a financial contribution in the sum of <u>£2,250.</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>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</li> <li>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</li> <li>3. To prevent unauthorised development.</li> <li>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.</li> </ol> <p style="text-align: right;">(Contd . . . .)</p>

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

*P.K.*  
for Principal Officer 25 JAN 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 **£16,000.00 (sixteen 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 **a cash sum of £10,000.00** 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.

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

Tel. 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

**Crossan Developments Limited,**

NA/3058/79: 14/12/79

To: **89 Upper Leeson Street,  
Dublin 4.**

Decision Order **D.A. 1769**

Number and Date **3566/8628**

Register Reference No. **17/10/79**

Planning Control No. ....

**Crossan Developments Limited.**

Application Received on .....

Applicant .....

**Proposed erection of 17 No. detached and semi-detached houses and ancillary works at**

**Common 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>6. To protect the amenity of the area.</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>7. In the interest of amenity.</p>
<p>8. That public lighting be provided on 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>8. In the interest of amenity and public safety.</p>
<p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</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 - 1954.</p>
<p>10. That the area shown as public open space at the rear of Sites 43 - 48, be incorporated in the garden of houses. The remainder of the area shown as open space between Site 43 and the plot road to be developed as a play area for children in the estate.</p>	<p>10. In the interest of the proper planning and development of the area.</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>11. In order to comply with the Sanitary Services Acts, 1878 - 1954.</p>

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

*P.K.* (Contd.....)

for Principal Officer

Date: **25 JAN 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.

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.
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, suitably copped and finished, be provided along the boundary of the open space adjoining the proposed site road and also along the front boundaries of Sites Nos. 65, 66 and 70 and elsewhere, where necessary, to screen rear gardens from public view. Fisher fencing is not acceptable.
15. That a financial contribution of £250. per house be paid to Dublin County Council towards the cost of Newlands/Wenthill Road, which will provide a permanent access to the site.
16. That a further financial contribution in the sum of £200.00 be paid by the Developer to the Dublin County Council for open space purposes and which facilitate this development; this contribution to be paid before the commencement of development on the site.
17. The reservation for the proposed site 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 recover 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 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.

  
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 for Principal Officer.