

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE ZA.215
1. LOCATION	Greenpark, Old Naas Road, Clondalkin, Co. Dublin.	
2. PROPOSAL	Substitution of house types on 120 sites.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	24th Feb. 84.
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name Mr. A. S. Tomkins, Address 308, Clontarf Road, Dublin 3.	
5. APPLICANT	Name Dwyer Nolan Developments Limited, Address 11, Mespil Road, Dublin 4.	
6. DECISION	O.C.M. No. P/1124/84	Notified 19th April, 1984
	Date 19th April, 1984	Effect To grant permission
7. GRANT	O.C.M. No. P/1706/84	Notified 31st May, 1984
	Date 31st May, 1984	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.		

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

To A.S. Tonkins,
308 Clontarf Road,
DUBLIN 3.

Decision Order
 Number and Date P/1124/84.....19.4.84
 Register Reference No. ZA 215
 Planning Control No. 8830
 Application Received on 24.2.84

Applicant Dwyer Nolan Developments Ltd.

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

substitution of house types on 120 sites at Greenpark Old Naas Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</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>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That ^{each} the proposed house be used as a single dwelling unit.</p>	<p>3. To prevent unauthorised development.</p>
<p>3. That the financial contribution in the sum of £321,000 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 on the site</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>
<p>4. That the arrangements made for the payment of the financial contribution in the sum of £321,000. (in respect of the overall development) be strictly adhered to in respect of this development.</p>	

Signed on behalf of the Dublin County Council

AK
 For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 31 MAY 1984

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.

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

P/17.06/84

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983.

To A.S. Tomkins,
308 Clontarf Road,
DUBLIN 3.

Decision Order
Number and Date P/1124/84 19.4.84
Register Reference No. ZA 215
Planning Control No. 8830
Application Received on 24.2.84

Applicant Dwyer Nolan Developments Ltd.

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

substitution of house types on 120 sites at Greenpark Old Naas Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	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 ^{and} the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the arrangements made for the payment of the financial contribution in the sum of £321,000. (in respect of the overall development) be strictly adhered to in respect of this development.	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.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 31 MAY 1984

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

F / 17.06 / 84

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 £250,000.

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 £100,000 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.

AK

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/17.06/84

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982

To **A.S. Tonkins,**
308 Clontarf Road,
DUBLIN 3.

Decision Order Number and Date **P/1124/84 19.4.84**
Register Reference No. **ZA 215**
Planning Control No. **8830**
Application Received on **24.2.84**

Applicant **Dwyer Nolan Developments Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
substitution of house types on 120 sites at Greenpark Old Nass Road, Clendalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
5. 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 made available for use by residents on completion of their developments.	In the interest of the proper planning and development of the area.
That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

AK
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **31 MAY 1984**

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 / 1 / 06 / 84

- 11. 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.
- 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.
- 13. 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.
- 14. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.
- 15. That a minimum of 7'6" separation be provided between each pair of terrace of houses.
- 16. That a financial contribution of £250. per house be paid by the applicant to Dublin County Council as a contribution towards the construction of major roads in the area.
- 17. That the applicant widen, at his own expense the Old Naas Road, to a 30ft. carriageway and provide a 14ft. wide grass margin and a 6ft. footpath on the northern side of the carriageway, at the commencement of development along the full extent of the southern boundary of the applicants' land holding as identified in Reg. Ref. WA 1776. Details of this road improvement to be agreed with the Planning Authority.
- 18. That a maximum of 100 no. houses be permitted to be developed from the Old Naas Road until such time as improvements to the Old Naas Road east of the applicant's site have taken place. Details as to the particular 100 houses as to how the limitation of through access is to be achieved to be agreed with the Planning Authority prior to commencement of development.
- 19. The areas indicated as public open space, including the open space required under Reg. Ref. WA 1776, shall be dedicated to the Council, fenced off and kept in a tidy condition throughout the site and shall not be used

- 11. 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.
- 12. In the interest of the proper planning and development of the area.
- 13. In the interest of visual amenity.
- 14. In the interest of the proper planning and development of the area.
- 15. In the interest of the proper planning and development of the area.
- 16. In the interest of the proper planning and development of the area.
- 17. In the interest of the proper planning and development of the area.
- 18. In the interest of the proper planning and development of the area.
- 19. In the interest of amenity.

..../Contd.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
11, R. ABBEY STREET,
DUBLIN 7.

P/17.06/84

GRANT OF
PERMISSION

XXXXXXXX
Notification of Grant of Permission/Approval

XXXXXXXX 1963-1983.
Local Government (Planning and Development) Acts, 1963-1982

To: **A.S. Tomkins,**
308 Clontarf Road,
DUBLIN 3.

Applicant: **Dwyer Nolan Developments Ltd.**

Decision Order P/1124/84 19.4.84
Number and Date
Register Reference No. ZA 215
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A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
substitution of house type on 120 sites at Greenpark Old Naas Road, Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

Contd.

19. for dumping of topsoil or for site offices, compounds etc.

20. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.

21. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-
a. No more than two-thirds of development to be discharging prior to Spring 1984.

22. In relation to the proposals for surface water drainage, a portion of the proposed twin 1200mm pipeline is located in County Council property. A wayleave must be negotiated before any work on the outfall commences. Details to be agreed with Sanitary Services Department. Additionally the surface water sewer from manhole 556 all be extended to the southside of the manhole on Road 4. No occupation of any of the proposed houses to take place before the construction of the surface water outfall is completed.

23. That the watermain layout be amended as agreed with Sanitary Services Engineer.

24. That a minimum front building line of 25ft. be provided and a minimum rear garden depth of 35ft. to all houses.

19. In the interest of amenity.

20. In the interest of the proper planning and development of the area.

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

22. In order to comply with the Sanitary Services acts, 1878-1964.

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

24. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

MC/Contd.
For Principal Officer

Date

31 MAY 1984

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.