

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.13991	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE SA.822
1. LOCATION	Commons Road, Clondalkin	
2. PROPOSAL	29 houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	15th May, 1979
	Date Further Particulars	
	(a) Requested	(b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name	Crosspan Developments Ltd.
	Address	89 Upper Leeson Street, Dublin 2.
5. APPLICANT	Name	Crosspan Developments Ltd.
	Address	89 Upper Leeson Street, Dublin 2.
6. DECISION	O.C.M. No.	PA/2708/79
	Date	13th July 1979
	Notified	13th July 1979
	Effect	No grant permission
7. GRANT	O.C.M. No.	PBD/169/79
	Date	11th Sept. 1979
	Notified	11th Sept. 1979
	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.D. 16.0/7.9

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: Crosspan Developments Limited, Decision Order  
89 Upper Leeson Street, Number and Date PA/2708/79: 13/7/79  
Dublin 2. Register Reference No. S.A. 822  
Planning Control No. 13991  
Application Received on 15/5/79

Applicant Crosspan Developments Limited.

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

Proposed 29 houses at Commons Road, Clonsilla, Co. Dublin.

CONDITIONS

REASONS FOR CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specifications lodged with the application save as is in the conditions hereunder otherwise required.
2. That before development commences approval under the Building Bye-Laws be obtained and all conditions of that approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £4,050.0 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.
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 or drains has been given by:
  - (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £20,000.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. To prevent unauthorised 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.
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. Over/...)

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

for Principal Officer

Date: .....

*W.P.*  
11/9/79

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.

10. 5 (a) Contd.)

which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermains and drains are taken-in-charge by the Council. Or/

b) Lodgment with the Council of Cash £12,500. 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 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 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.

9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

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.

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For Principal Officer.

# DUBLIN COUNTY COUNCIL 6.0 / 7.9

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 Leman Street,  
Dublin 2.

Decision Order  
Number and Date PA/2708/79: 13/7/79  
Register Reference No. S.A. 822  
Planning Control No. 13991  
Application Received on 15/5/79

Applicant Crossan Developments Limited.

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

Proposed 29 houses at Commons Road, Clonsilla, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<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 all watermain toppings branch connections, scrubbing 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>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.</p> <p>14. That the screen walls in block or similar durable materials not less than 2-metres high suitably capped and finished 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>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. 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.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of visual amenity.</p> <p style="text-align: right;">(Contd. Over/...)</p>

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

for Principal Officer

Date: .....

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of any conditions must be complied with in the carrying out of the work.

FUTURE PRINT

15. That a financial contribution of \$250.0 per house be paid to Dublin County Council towards the cost of the Newlands/Ponahill Road which will provide a permanent access to the site.

16. That a further financial contribution of \$8,700.0 be paid by the applicant to Dublin County Council in lieu of the provision of suitable public open space.

17. That the area shown as open space be incorporated into the gardens of houses. Details to be agreed with the Planning Authority.

15. To ensure contribution towards cost of provision of public services in the development.

16. To ensure contribution towards cost of provision of public services in the development.

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

*W*  
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for Principal Officer.