

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1890
1. LOCATION	Roads 4 & 5 at Monastery Road, Clondalkin, Co. Dublin.	
2. PROPOSAL	94 houses, roads, sewers & ancillary works.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
		Date Further Particulars
		(a) Requested (b) Received
	P.	20th Dec. 83.
	1.	17th Feb., 1984
	2.	6TH March, 1984
4. SUBMITTED BY	Name Mr. A. S. Tomkins, Address 308, Clontarf Road, Dublin 3.	
5. APPLICANT	Name Western Investments Limited, Address Greenhills Ind. Est., Walkinstown, Dublin 12.	
6. DECISION	O.C.M. No. P/1279/84	Notified 4th May, 1984
	Date 4th May, 1984	Effect To grant permission
7. GRANT	O.C.M. No. P/3741/84	Notified 2nd Nov., 1984
	Date 2nd Nov., 1984	Effect Permission granted
8. APPEAL	Notified 7th June, 1984	Decision
	Type 1st Party	APPEAL WITHDRAWN
9. APPLICATION SECTION 26 (3)	Date of application	Effect
		Decision
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

An Bord Pleanála

PL *6/10/84*

copy of Pleanála

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01) 728011.

copy of FC. int.

The Sec.

CLONALISH COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
19/10/84

*11-6
25/10*

Date *19/10/84*

Your Ref *YA 1890*

Appeal re: *94 houses, roads, sewers and ancillary works
at Monastery Rd., Clondalkin*

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, has been withdrawn.

Mise, le meas,

B. Sheehy

*J. Grant?
Issued.*

CONDITIONS

REASONS FOR CONDITIONS

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 **£75,000.**

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, car-parks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of **cash sum of £47,000.** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction or 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.

Cont./....

PK

DUBLIN COUNTY COUNCIL

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

724755 (ext. 262/264)

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

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

Decision Order
Number and Date P/1279/84, 4/5/84

Register Reference No. YA.1890

Planning Control No. 3177

Application Received on
Add. Inf. Rec. d. 20/12/83
6/3/84

Applicant Western Investments Ltd.

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

Proposed 94 houses, roads, sewers and ancillary works at Mansatory Road, Clonsilla.

SUBJECT TO THE FOLLOWING CONDITIONS


REASONS FOR CONDITIONS

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.
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.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. **In relation to water supply a satisfactory watermain layout is to be submitted to and agreed with Sanitary Services prior to the commencement of development.**

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

Signed on behalf of the Dublin County Council


For Principal Officer

2 NOV 1984

Date

IMPORTANT: Turn overleaf for further information

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

CONDITIONS

REASONS FOR CONDITIONS

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| <p>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.</p> | <p>11. To comply with public health requirement 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>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>12. In the interest of the proper planning and development of the area.</p> |
| <p>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.</p> | <p>13. In the interest of visual amenity.</p> |
| <p>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, watermain or drains forming part of the development, until taken in charge by the Council.</p> | <p>14. In the interest of the proper planning and development of the area.</p> |
| <p>15. That all internal roads be constructed to Roads Department Standards.</p> | <p>15. In the interest of the proper planning and development of the area.</p> |
| <p>16. That the roadworks at the Monastery Road roundabout and the distributor roads and housing access roads leading to the site be constructed to Roads Department's Standards. These roadworks to be completed prior to the commencement of development on the site.</p> | <p>16. In the interest of the proper planning and development of the area.</p> |
| <p>17. That a financial contribution of £700. per house be paid to Dublin County Council in relation to the improvement of the road network in the area. This contribution to be paid prior to the commencement of development on the site.</p> | <p>17. In the interest of the proper planning and development of the area.</p> |
| <p>18. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south east of the site if and when required.</p> | <p>18. In the interest of the proper planning and development of the area.</p> |
| <p>19. That a minimum separation of 7' 6" be provided between each house, pair of houses, or terrace of houses.</p> | <p>19. In the interest of the proper planning and development of the area.</p> |
| <p>20. That a minimum front garden depth of 25' and rear garden depth of 35' be provided for all houses.</p> | <p>20. In the interest of the proper planning and development of the area.</p> |
| <p>21. That the area of public open space be fenced off and protected during site development works. These areas shall not be used as sites for the storage of building materials, soil, rubble etc.</p> | <p>21. In the interest of the proper planning and development of the area.</p> |

Cont./...

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

724755 (ext. 262/264)

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

Notification of Grant of Permission/Approval

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

To A.S. Tomkins, Decision Order Number and Date P/1279/84, 4/5/84
308, Clontarf Road, Register Reference No. YA.1890
Dublin 3. Planning Control No. 3177
 Applicant Western Investments Ltd. Application Received on 20/12/83
 Add. Inf. Rec. 6/3/84

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 94 houses, roads, sewers and ancillary works at Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
22. That the location of builders compound sites and the site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.	22. In the interest of the proper planning and development of the area.
23. That a financial contribution of £58,000. be paid to Dublin County Council as a contribution towards the provision and development of public open space to serve the development	23. In the interest of the proper planning and development of the area. The development does not provide public open space within the site to meet the requirements of the Development Plan.
24. That a financial contribution of £300. per house be paid to Dublin County Council towards the development of the on-site public open space which relates to 35 houses sites i.e. £10,800.	24. In the interest of the proper planning and development of the area.
25. That an off-street car parking bay be provided for each dwelling to Development Plan standards.	25. In the interest of the proper planning and development of the area.
26. That turning bays at ends of culs-de-sac be to Development Plan Standards.	26. In the interest of the proper planning and development of the area.
27. That no walls/fences or other boundary treatment be provided at the front of the houses except with the prior approval of the Planning Authority.	27. In the interest of the proper planning and development of the area.

Done on behalf of the Dublin County Council

[Signature]
For Principal Officer

2 NOV 1984

Date

YA.1890

17th February, 1984.

A.S. Tomkins,
308, Clontarf Road,
Dublin 3.

Re: Proposed 94 houses, roads, sewers, and ancillary works at
Monastery Road, Clondalkin for Western Investments Ltd.

Dear Sir,

With reference to your planning application received here on 20/12/'83 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The public open space, which would be required by the development, is 1.88 acres, 0.727 acres has been provided in the application. The applicant is requested to indicate if he can conform to the public open space requirements of the Development Plan.
2. The applicant is requested to clarify the position in relation to the provision of the roundabout at the Monastery Road access to the Knockmitten development and to indicate when this roundabout will be completed. Applicant to indicate what rights of access he enjoys to adjoining roads and services.
3. The applicant is requested to clarify the density of the development in terms of units per acre.
4. The applicant is requested to indicate if he is able to comply with the Council's requirements in relation to:-
 - a) right angle bends in the road layout, conforming to Council's standards;
 - b) a carriageway width of 6.5m. in the cul-de-sac system;
 - c) adequate visitor car parking at cul-de-sac heads. In this respect consideration should be given to the possibility of eliminating the house on Site No. 55 and providing car parking on the site and consideration should also be given to the reorientation of houses on sites 23-30 and provision of an additional parking area.

The applicant should consult with the Planning Authority in relation to the above matters.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer