

DUBLIN COUNTY COUNCIL

P/608/84
COUNCIL

GRANT OF PERMISSION

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, ~~1963-1982~~ 1963-1983

To A.S. Tomkins,
308 Clontarf Road,
Dublin 3
 Applicant Dwyer Nolan Developments Ltd.

Decision Order Number and Date P/27/84 13/1/84
 Register Reference No. YA 1761
 Planning Control No. _____
 Application Received on 16/11/83

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
substitution of house type on sites 776-795, inclusive 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 ^{each} the proposed house be used as a single dwelling unit.	3 To prevent unauthorised development.
That a financial contribution in the sum of £4,000 per acre shall 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 facilitates this development this contribution to be paid before the commencement of the site	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.
4. That the arrangements made for the payment of a financial contribution in the sum of £4,000. per acre in respect of the overall development be strictly adhered to.	

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

11 MAR 1984

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 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 **£112,000. (onehundred and twelve 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 **Cash of £53,000.** 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.

Contd./.....

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Decision Order Number and Date P/27/84 13/1/84

Register Reference No. YA 1761

Planning Control No.

Application Received on 16/11/83

Applicant Dwyer Nolan Developments Ltd.

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

.....substitution of house type on sites 776-795 inclusive at Greenparks Old Naas Road,
.....Clontarf kin.

SUBJECT TO THE FOLLOWING CONDITIONS

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

[Signature]
For Principal Officer

1 MAR 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 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.

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

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.

14 In the interest of visual amenity.

15 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.

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

16. That a minimum of 7'6" separation be provided between each pair of houses.

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

17. That a financial contribution in the sum of £250. per house be paid by the applicant to Dublin County Council towards the construction of major roads in the area. This contribution to be paid prior to commencement of development on the site.

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

18. 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 site. Details of this road improvement to be agreed with the Planning Authority.

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

19. 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 how the limitation of through access is to be achieved to be agreed with the Planning Authority prior to commencement of development.

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

[Handwritten Signature]
Contd./.....

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

To **A.S. Tomkins,** Decision Order Number and Date **P/27/84** **13/1/84**
308 Clontarf Road, Register Reference No. **YA 1761**
Dublin 3, Planning Control No.
 Application Received on **16/11/83**
 Applicant **Dwyer Nolan Developments Ltd.**

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

..... substitution of house type on sites 776-795 inclusive at Greenpark, Old Naas Road,
..... Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>20. The areas indicated as public open space shall be dedicated to the Council, fenced off and kept in a tidy condition through the development of the site and shall not be used for dumping of topsoil or for site offices, compounds etc.</p>	<p>20. In the interest of amenity.</p>
<p>21. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.</p>	<p>21. In the interest of the proper planning and development of the area.</p>
<p>22. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:- a. no more than $\frac{1}{3}$ of the development to be discharging prior to Spring 1983. b. no more than $\frac{2}{3}$ of the development to be discharging prior to Spring 1984.</p>	<p>22. In order to comply with the Sanitary Services Acts 1878-1964.</p>
<p>23. In relation to the proposals for surface water drainage, a portion of the proposed twin 1200mm. pipeline is located in County Council property. A way-leave 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 south side of the manhole on Road no. 4. No occupation of any of the proposed houses is to take place before construction of the surface water outfall is completed.</p>	<p>23. In order to comply with the Sanitary Services Acts 1878-1964.</p>

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **1 MAR 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.

24. In relation to water supply, a watermain layout for the development, indicating mains, their sizes, shall be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.

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

26. That the arrangements made for payment of a financial contribution in the sum of £130,000. towards the development of open space serving the overall estate be strictly adhered to.

27. The plans for landscaping of roadside margins, including street tree planting be submitted to and agreed with the Parks Department, prior to the commencement of development.

28. That arrangements for compliance with condition No. 24 of Order PA/572/82, Ref. WA 1776, be made by the applicant before the commencement of development. This condition states "that the remaining land on both sides of St. John's Road in the applicants ownership and required for the construction of the Slot Road be made available to the County Council at a price of £15,000. per acre. This money to be paid be reducing the £250. per house contribution by the appropriate amount. This land to be made available to the County Council immediately on commencement of development on foot of this permission". The making available of the land referred to in condition No. 24, of WA 1776 was part of the Planning Application granted permission by Order No. PA/572/82, (WA 1776).

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

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

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

27. In the interest of visual amenity.

28. In the interest of the proper planning and development.

