

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE YA/1721				
1. LOCATION	Deansrath, New Nangor Road, Clondalkin, Co. Dublin.						
2. PROPOSAL	300 Houses, roads, sewers and ancillary works						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received				
	P	4th Nov., 1983	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">1. Time ext. up to & incl., 1/3/84</td> <td style="width: 50%; padding: 2px;">1.</td> </tr> <tr> <td style="padding: 2px;">2.</td> <td style="padding: 2px;">2.</td> </tr> </table>	1. Time ext. up to & incl., 1/3/84	1.	2.	2.
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2.	2.						
4. SUBMITTED BY	Name A. S. Tomkins, Address 308, Clontarf Road, Dublin 3.						
5. APPLICANT	Name Durkan Bros. (Dublin) Ltd., Address 3, Sandford Road, Hanelagh, Dublin 6.						
6. DECISION	O.C.M. No. P/583/84 Date 1st March, 1984	Notified 1st March, 1984 Effect Permission, To grant					
7. GRANT	O.C.M. No. P/1030/84 Date 11th April, 1984	Notified 11th April, 1984 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.							

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

YA.1721

9th May, 1984.

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

RE: Proposed 300 houses, Roads, Sewers and ancillary works at Deenerath
New Nangor Road, Clondalkin for Durkan Bros. (Dublin) Ltd.

Dear Sir,

I refer to your submission received on 9th March, 1984 to comply with conditions 18, 19, 21, 23 and 25 of decision to grant permission by Order No. P/583/84, dated 1/3/84 in connection with the above.

In this regard, I wish to inform you that the submission is acceptable in relation to condition No. 18 as long as the road is constructed to Roads Departments standards and public lighting is supplied in accordance with the condition. In relation to condition No. 19, the submission is acceptable subject to the road being constructed as far as the school entrance to Roads Department standards. Public lighting is also to be provided in accordance with the condition.

The submission is acceptable in relation to condition No. 21. In relation to Condition No. 23, details of the watermain are to be agreed with Sanitary Services.

The submission is acceptable in relation to Condition No. 25.

The applicant is advised that the revisions to the layout are satisfactory. The applicant to consult with Sanitary Services with regard to the watermain.

Yours faithfully,



for Principal Officer.

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

tel. 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, ~~1962-1982~~ ~~XXXXXXXXXX~~ 1963-1983

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

Decision Order
 Number and Date ... P/583/84, 1/3/84

Register Reference No. ... YA.1721

Planning Control No.

Application Received on ... 4/11/'83

Applicant ... Durkan Bros. (Dublin) Ltd. **Time ext. upto. 1/3/'83**

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

300 houses, roads, sewers and ancillary works at Deansrath, New Nangor 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.
h 3. That ^{each} the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £147,000. 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.	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 **11 APR 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

P / 103.0 / 84

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

To A.S. Tomkins Decision Order Number and Date P/583/84 1/3/84
308 Clontarf Road, Register Reference No. YA 1721
Dublin 3. Planning Control No. _____
 Applicant Durkan Bros. (Dublin) Ltd. Application Received on 4/11/83
 Time Ext. UP to 1/3/84

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

300 houses, roads, sewers and ancillary works at Deansrath, New Nangor Road,
Clondalkin.

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

11 APR 1984

Date

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To **A.S. Tomkins,**
308, Clontarf Road,
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Decision Order
 Number and Date **P/583/84, 1/3/84**

Register Reference No. **YA.1721**

Planning Control No.

Application Received on **4/11/83**
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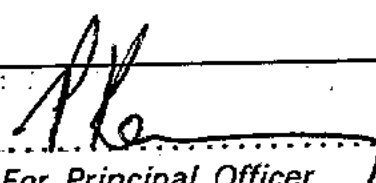
Applicant **Durkan Bros. (Dublin) Ltd.**

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

300 houses, roads, sewers and ancillary works at Deansrath, New Nangor 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>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>h 3. That ^{each} the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £147,000. 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>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</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>

Signed on behalf of the Dublin County Council


 For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **11 APR 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

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 **£220,000.**

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 **cash sum of £138,000.** 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.

Cont./..

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P / 103.0 / 84

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To A.S. Tomkins Decision Order Number and Date P/583/84 1/3/84
308 Clontarf Road, Register Reference No. YA 1721
Dublin 3. Planning Control No. _____
 Application Received on 4/11/83
 Time Ext. UP to 1/3/84
 Applicant Durkan Bros (Dublin) Ltd.

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

300 houses, roads, sewers and ancillary works at Deansrath, New Nangor Road,
Clondalkin.

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

11 APR 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.

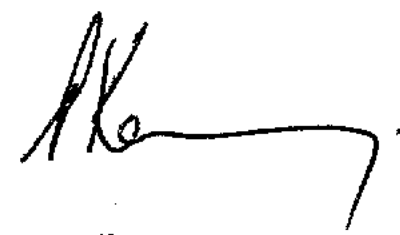
CONDITIONS

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.
- 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 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.
- 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, watermains or drains forming part of the development, until taken in charge by the Council.
- 16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.
- 17. That the development be carried out in accordance with the revised drawing (Job No. 1471, Drg. No. 11), received in the Planning Department on 18/1/84 and indicating 276 houses.
- 18. That the developers shall construct at their own expense the section of distributor road from the roundabout on the north/south distributor road to the junction with the proposed access road to the School, (points A-B). This road shall have a carriageway of 30ft. and a 4.3m. grass margin and 1.9m. footpath to the north of the road and shall be constructed to Roads Department standards. Public lighting to Council standards shall also be provided by the developer.
- 19. That the developer shall construct at their expense the access road to the school from the junction referred to in Condition No. 18. This road shall have a carriageway of 30ft. and 2 grass margins of 4.3m. and 2 no. 1.9m. wide footpaths and shall be constructed to Roads Department standards. Public lighting to Council standards also be provided by the developers.

- 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 In the interest of the proper planning and development of the area.
- 14 In the interest of visual amenity.
- 15 In the interest of the proper planning and development of the area.
- 16. In the interest of amenity.
- 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 order to comply with the requirements of the Roads Department.

Contd./.....



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To **A.S. Tomkins,** Decision Order **P/583/84** **1/3/84**
 Number and Date
308 Clontarf Road, Register Reference No. **YA 1721**
Dublin 3. Planning Control No.
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 Applicant **Durkan Bros (Dublin) Ltd.**

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~~..... 300 houses, roads, sewers and ancillary works at Deansrath, New Mangor Road, Clondlkin~~

CONDITIONS

REASONS FOR CONDITIONS

- 20. That the developers shall construct at their expense the roadway leading to the housing development from the junction with the school access road. This road shall have a carriageway of 30ft. and a 1.5m. grass margin and a 1.9m. footpath to the north of the road and shall be constructed to Roads Department Standards. Public lighting to Council standards also be provided by the developers.
- 21. That the main access roadway into the estate as far as the junction between Roads 1 and 2 (Poing C on the submitted plans) shall have a carriageway width of 30ft.
- 22. That the developers shall provide and connect a foul and surface water connections to the County Council Depot at Deansrath. Details to be agreed with Sanitary Services Department.
- 23. That the developers shall lay a 6" diameter water-main from the roundabout to the west of the site to the proposed housing site and from the junction with the school access road to the school site. Details to be agreed with Sanitary Services Department.
- 24. That the developers shall pay a contribution of £500. per house (i.e. £138,000.) as a contribution towards the development of the public open space required by this development. The 5 acres of public open space required is to be provided on Council land to the north.

- 20. In the interest of the proper planning and development of the area.
- 21. In order to comply with the requirements of the Roads Department.
- 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.

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

11 APR 1984

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.

25. That houses on sites numbered 9-19 on Road No. 3 and 31-35 on Road no. 10 be omitted from the development and a revised layout for this area to be submitted to and agreed with the Planning Authority prior to the commencement of development.

26. That a minimum of 7'6" passageway be provided between each terrace of houses.

27. That a minimum rear garden depth of 35ft. be provided to all houses.

28. That the road construction referred to in conditions 18 and 19 shall be carried out within a month of the final grant of permission in relation to this application.

29. That the "press" area indicated in Bedroom 1 shall be included in Bedroom 2.

30. In relation to foul drainage, full details of the outfall sewer including a longitudinal section showing invert levels, ground levels, gradients and pipe sizes should be submitted to Sanitary Services Department for agreement. Written permission is also required from the owners of the land across which the sewer will flow.

31. In relation to surface water drainage, the applicant should submit full details of the outfall sewer to the Sanitary Services Department for agreement. Additionally, written permission must be submitted to cross land not in the applicant's ownership.

32. In relation to water supply, the watermain layout is to be amended in accordance with the requirements of the Sanitary Services Department.

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 the proper planning and development of the area.

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

29. To ensure a satisfactory standard of development.

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

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

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

