COMHAIRLE CHONTAE ATHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLA DEVELOPMENT) ACT 19 PLANNING REGIS	63 & 1976	REGISTER REFERENCE YA/1721	
1. LOCATION	Deansrath, New Nangor Roa		o. Dublin.	
2. PROPOSAL	300 Houses, roads, sewers	and ancillary w	orks	
3. TYPE & DATE OF APPLICATION	TYPE Date Received (a)	Date Furth Requested	er Particulars (b) Received	
	P 4th Nov., 1983 in	Time ext. up to	8: 1, 2	
4. SUBMITTED BY	Name A. S. Tomkins, Address 308, Clontarf Road,	Dublin 3.		
5. APPLICANT	Name Durkan Bros. (Dublia Address 3, Sandford Road, R	•	6.	
6. DECISION	O.C.M. No. P/583/84 Date 1st March, 1984		March, 1984	
7. GRANT	O.C.M. No. P/1030/84 Date 11th April, 198		h April, 1984 mission 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	_		Registra	

Co. Accts. Receipt No

Future Print 475588

9th May, 1984.

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

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

Dear Sir,

I refer to your submission received on 9th Merch, 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.

rei. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Approximaxxx

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. 1/3/83 APERMISSION/APPROVAL has been granted for the development decoration of the development of the undergonal condition of the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. That the development commences, approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development. That Bee from the development commences, approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development. That Bee from the development commences, approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development. That Bee from the development of the state of the proposed development, and which facilitate this development, this considered reasonable development, and which facilitate this development, this considered reasonable that the developer's should contribute towerds the cost of providing the services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer's should contribute towerds the cost of providing the services.	ur.	Local Government (Pl	anning and Develo	pment) Acts, 1962 19	1963-1983
Application Received on	oA.STomkins,		Decis Num	sion Order ber and Date P/583 /	/84, 1/3/84
Applicant	308, Cloutarf	·Road _y ······	Regis	ster Reference No	¥A.1721
Time ext. up to. 1/3/*83 A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned condition to the condition of the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. 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. 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.	•			ning Control No	(# 3/a.v . v . v v . v . v . v . v . v . v .
Time ext. up to. 1/3/*83 A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned condition 100 houses; roads, sewers and ancillary works at Desarath, New Nangor Road; Clondalki Clondalki New Nangor Road; Clondalki	, •				
A PERMISSION/APPROVAL has been granted for the development described below subject to the undergrantiqued condition in 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. 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. That be proposed house be used as a single dwelling unit. 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. Signed on behalf of the Dublin County Council					
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Bye-Laws to be obtained and all conditions of that approval to be observed in the development. That the proposed house be used as a single dwelling unit. 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. Signed on behalf of the Dublin County Council	with the plans, partic cation, save as may	ulars and specifications	s lodged with the a	ppli- accordance wit	th the permission and that
That the proposed house be used as a single dwelling unit. 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. Signed on behalf of the Dublin County Council That a financial contribution in the sum of £147,000. 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.	Bye-Laws to be obtain observed in the development	ined and all conditions			
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. by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.	That the proposed ho	ouse be used as a sing	le dwelling unit.	3. To prevent una	uthorised development.
Signed on behalf of the Dublin County Council	be paid by the propo- cost of provision of development, and whi	ser to the Dublin Coun public services in the ich facilitate this develor	ity Council towards area of the propo pment; this contribu	the by the Council osed development. I tion that the develop	will facilitate the proposed t is considered reasonable er should contribute towards
Signed on behalf of the Dublin County Council					•
Signed on behalf of the Dublin County Council	£ ↓ , _ ₽ ···		t		
Signed on behalf of the Dublin County Council		·	. .		
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· · · · · · · · · · · · · · · · · · ·	Signed on behalf of the Du	ublin County Council			No
			- ;	<i>F</i>	or Principal Officer

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.

Tel. 724755 (ext. 262/264)

JNCIL

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

Notification of Grant of Permission / Approximate

Local Government (Planning and Development) Acts, 1:363-x1:082xx 1963-1983

To .	A.S. Tomkins	ecision Order umber and Date	P/583/84	1/3/84
	308 Clontarf Road,	egister Reference	e_No	YA 1721
	Dublin 3.	lanning Control N	No	
	plicant Durkan Bros (Dublin) Ltd.	man, mul	ved on4/11 UP to 1/3/84	l/83
	ERMISSION/APPROVAL has been granted for the development of the develop	worksat. Dea	msrath. New A	Nangor Road,
SU	BJECT TO THE FOLLOWING CONDITIONS	· · · · · · · · · · · · · · · · · · ·	<u> </u>	·
	CONDITIONS	<u> </u>	REASONS FOR (CONDITIONS
6.	That all necessary measures be taken by the contractor to prever spillage or deposit of clay, rubble or other debris on adjoining during the course of the works.	roads	protect the amenit	ies of the area.
7	That all public services to the proposed development, include electrical, telephone cables and equipment, be located undergrathroughout the entire site.		he interest of amo	enity.
8	That public lighting be provided as each street is occupied accordance with a scheme to be approved by the County Council to provide street lighting to the standard required by the Council.	so as ounty	he interest of amer	nity and public safety.
9	That no dwellinghouse be occupied until all the services have connected thereto and are operational.	1 / .	he interest of the elopment of the a	proper planning and rea.
10	That the area shown as open space be levelled, soiled, seeded landscaped to the satisfaction of the County Council and available for use by residents on completion of their dwelling.	to be deve	he interest of the elopment of the a	proper planning and rea.
11	That the water supply and drainage arrangements, including disposal of surface water, be in accordance with the requirement the County Council.		order to comply vices Acts, 1878	with the Sanitary - 1964.
— Siç	gned on behalf of the Dublin County Council		For Prin	(Contd)
	ORTANT: Turn overleaf for further information	Date.	11 A	PR 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.

P/103.0/84

DUBLIN COUNTY COU

rei. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Appreximmex

	Local Government (Planning	and Development	t) Acts, 1963,1983	1963-1983
	A C Combring	Decision O Number ar	order P./583/84.	1/3/84
ο	A.S. Tomkins,			·
	308, Glontarf Road,			
• • • •	Dublin.3	Planning C	Control No.	
	and the expression of the property of the property of the expression of the expressi	Application	Received on	TT\-193
Appli	icant Burkan Bros: (Bublin)	Ltd.	up to. 1/3/183) 4 1 4 4 4 4 4 5 5 5 5 5
• •	· • • • • • • • • • • • • • • • • • • •	**************************************		
Δ PF	ERMISSION/APPROVAL has been granted for the dev	elopment describe	d below subject to the ur	ndermentioned conditions
30 0	houses, roads, sewers and ancillary	works at bear	MERCH! . HER HENEO	
				· · · · · · · · · · · · · · · · · · ·
	CONDITIONS		REASONS FOR	R CONDITIONS
	That the development to be carried out in its entire	ety in accordance	1. To ensure that the	development shall be in
•	with the plans, particulars and specifications lodge cation, save as may be required by the other conhereto.	ed with the appii-	accordance with the effective control be	ne permission and that
•	That before development commences, approval un Bye-Laws to be obtained and all conditions of the observed in the development.	nder the Building at approval to be	2. In order to comply w Acts, 1878-1964.	ith the Sanitary Services
) a ·	That the proposed house be used as a single dwe	elling unit.	3. To prevent unauthor	orised development.
•	That a financial contribution in the sum of £14 be paid by the proposer to the Dublin County Country cost of provision of public services in the area development, and which facilitate this development to be paid before the commencement on the site.	7,000. uncil towards the of the proposed; this contribution	by the Council will development, it is	ich services in the area I facilitate the proposed considered reasonable hould contribute towards ng the services.
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Síg	gned on behalf of the Dublin County Council			Principal Officer
t				
-	PORTANT: Turn overleaf for further information		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.



- 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 takenin-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.
- (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../..

Tel. 724755 (ext. 262/264)

JNCIL

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

Notification of Grant of Permission / APPAGVAT

Local Government (Planning and Development) Acts, 1:363-x1982xx 1963-1983

To A.S. Tomkins	Decision Order P/583/84 1/3/84 Number and Date
308 Clontarf Road,	
Dublin. 3	Planning Control No
and the state of t	Application Received on4/11/83
Applicant Durkan Bros (Dublin) Ltd.	Time Ext. UP to 1/3/84
A PERMISSION/APPROVAL has been granted for the development	
300. houses, roads, sewers and ancillary	works at Deansrath, New Nangor Hoad,
Clondalkin	ு. நாக் குடி கே க் குµக நுது க் குடி கை கக் குடி கை காச் சசு குடி கே சக் கக்கி குடி கை கணா <i>ன்று</i> க்கு இது குடி கூடு கூடுக்கு க
SUBJECT TO THE FOLLOWING CONDITIONS	· · · · · · · · · · · · · · · · · · ·
CONDITIONS	
6. That all necessary measures be taken by the contractor to preve spillage or deposit of clay, rubble or other debris on adjoining during the course of the works.	roads
7 That all public services to the proposed development, indelectrical, telephone cables and equipment, be located undergethroughout the entire site.	round
8 That public lighting be provided as each street is occup accordance with a scheme to be approved by the County Counc to provide street lighting to the standard required by the Council.	l so as
9 That no dwellinghouse be occupied until all the services have connected thereto and are operational.	
10 That the area shown as open space be levelled, soiled, seed landscaped to the satisfaction of the County Council and available for use by residents on completion of their dwelling	to be development of the area.
11 That the water supply and drainage arrangements, including disposal of surface water, be in accordance with the requirement the County Council.	ng the 11 In order to comply with the Sanitary ents of Services Acts, 1878 – 1964.
. :	(Contd)
Signed on behalf of the Dublin County Council	/ke-j
	For Principal Officer
ORTANT: Turn overleaf for further information	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.



- 12 That all watermain tappings, 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 becarried out in accordance with the revised drawing (Job No. 1471, Drg. No. 11), receiv ed 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 round-about on the north/south distributor road to the junction with the proposed access road to the School, (points A-B). This roadxshall 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 mod to the school from the junction referred to in Condition No. 18. This road shall have a carriage way 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.

- 12To 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.
- 13In the interest of the proper planning and development of the area.

CONTRACTOR BATE

- 14In 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./.....



Tel. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Approxxxxx

Local Government (Planning and Development) Acts, XIV-64 X

A.S. Tomkins,	Decision Number a	Order ind Date	P/583/	/84	1/3/84	h s h sh sa .sa
308 Clentarf Road,				•		
Dublin 3.						
plicant Durkan Bros (Dublin) Ltd.	Application	n Receiv	ed on	/11/83		
PERMISSION/APPROVAL has been granted for the development	nt describe	d below:	subject to t	the undern	ne ntione de conditio	ons.
300 houses, roads, sewers and ancillary we				ognsk. w	r. Road, . Clor	idlk:
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as margin and a 1.9m. footpath to the north d and shall be constructed to Roads Departmendards. Public lighting to Council standard provided by the developers. That the main access roadway into the estate as the junction between Roads 1 and 2 (Poir submitted plans) shall have a carriageway we	of the ent ds also e as as C on	21. requ			ply with the se Roads Depa	
as margin and a 1.9m. footpath to the north and shall be constructed to Roads Departmendards. Public lighting to Council standard provided by the developers. That the main access roadway into the estate as the junction between Roads 1 and 2 (Poir submitted plans) shall have a carriageway with the developers shall provide and connection and surface water connections to the Count and Surface water connections to the Count and Depot at Deansrath. Details to be agreed.	of the ent ds also e as ug C on width of ect a	21. requ	irement In orde	s of th		rtm le
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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.

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- 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 sever 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 sever will flow.
- 31. In relation to surface water drainage, the applicant 31. In order to comply with the should submit full details of the outfall sever 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 requisements of the Sanitary Services Repartment.

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 plenning 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 tocomply with the Sanitary Services Acts 1878-1964.

Sanitary Services Acts 1878-1964.

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

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