

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

**GRANT OF
PERMISSION**

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.

Decision Order
Number and Date **P/659/84, 9/3/'84**

Register Reference No. **YA.1700**

Planning Control No. **28/10/'83**

Applicant **Dwyer Nolan Developments Ltd.**

Application Received **12/10/'84**

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

Proposed revised house type for 112 houses and retention of six houses at Greenpark,
Old Naas 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.
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.

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.

(Contd. . . .)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **18 APR 1984**

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

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.

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.

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.

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, watermains or drains forming part of the development, until taken in charge by the Council.

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

16. That a financial contribution of £250. per house be paid by the applicant to Dublin County Council as a contribution towards the construction of major roads in the area.

17. 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 applicants land holding as identified in Reg. Ref. WA.1776. Details of this road improvement to be agreed with the Planning Authority.

11. 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.

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

13. In the interest of visual amenity.

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

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

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

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

PK Cont.../....

18 APR 1984

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

To **A.S. Tomkins,** Decision Order
308 Clontarf Road, Number and Date **P/659/84 - 9/3/84**
Dublin 3: Register Reference No. **YA 1700**
Applicant **Dwyer Nolan Developments Ltd:** Planning Control No.
Application Received on **28/10/83**
Add. Inf. Rec. **12/1/84**

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

Proposed revised house type for 112 houses and retention of six houses
at Greenpark, Old Naas Road, Clondalkin:

CONDITIONS	REASONS FOR CONDITIONS
<p>18. That a maximum of 100no. 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 the particular 100 houses and as to how the limitation of through access is to be achieved to be agreed with the Planning Authority prior to commencement of development.</p>	<p>18. In the interest of the proper planning and development of the area.</p>
<p>19. The areas indicated as public open space including the open space required under Reg. Ref. WA 1776 shall be dedicated to the Council fenced off and kept in a tidy condition throughout the development of the site and shall not be used for dumping of topsoil or for site offices, compounds etc.</p>	<p>19. In the interest of amenity.</p>
<p>20. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.</p>	<p>20. In the interest of the proper planning and development of the area.</p>
<p>21. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:- a. no more than $\frac{2}{3}$ of development to be discharging prior to Spring 1984.</p>	<p>21. In order to comply with the Sanitary Services Acts, 1878-1964. (Condt.....)</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **18 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.

22. In relation to the proposals for surface water drainage, a portion of the proposed twin 1,200m. pipeline is located in County Council property. A wayleave must be negotiated before any work on the outfall commences. Details to be agreed with the Sanitary Services Department. Additionally, the surface water sewer from manhole 556 all to be extended to the south-side of the manhole on Road 4. No occupation of any of the proposed houses is to take place before the construction of the surface water outfall is completed.

23. That the watermain layout be amended as agreed with the Sanitary Services Engineer.

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

25. That the arrangements made for the 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.

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

27. That all relevant conditions of Order No. PA/572/82, (WA 1776), be strictly adhered to in the development.

28. That the roundabout at the junction between the Old Naas Road and Road 4 be constructed by the applicant to the requirements of the Roads Engineer.

29. That the developer pay an additional financial contribution of £28,000. to Dublin County Council as a contribution towards the acquisition and development of public open space in the area. This figure represents a levy of £1,000. per house on the number of houses proposed in this application over and above the number previously granted permission.

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.

25. In the interest of amenity.

26. In the interest of visual amenity.

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

28. In order to comply with the requirements of the Roads Department.

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


18 APR 1984

YA.1700

21st December, 1983.

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

Re: Proposed revised house type for 112 houses and retention of
six houses at Greenpark, Old Naas Road, Clondalkin for Dwyer
& Nolan Developments Ltd.

Dear Sir,

With reference to your planning application received here on 28/10/'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 proposed development involves an increase of 28 houses over and above the approved layout as granted by Planning number PA/572/82 (WA.1776). Clarification is required as to whether or not the applicant is in a position to provide additional public open space in accordance with the requirements of the Development Plan for these extra houses.
2. A Planning permission has been granted, Reg. Ref. YA.1030, for a substantially similar development subject to a condition, inter alia, that a contribution of £28,000. should be paid to the County Council towards the provision of public open space to serve the additional 28 houses. Clarification is required as to the reason for the current application given that a permission exists for the development. Clarification is required as to whether or not applicant is prepared to make a financial contribution of £1,000. per house for the additional 28 houses in the event that applicant cannot provide additional open space and in view of the fact that the Council have expended a large sum of money acquiring the adjoining Corkagh Estate a large portion of which will be developed as public open space.

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

Yours faithfully,



for Principal Officer