

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA/1600		
1. LOCATION	Sites 83 - 106 Road No. 4, Monksfield, Monastery Road, Clondalkin, Co. Dublin.			
2. PROPOSAL	Ret. of Road No. 4 and houses			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P	7th Oct., 1983	1. 2.	1. 2.
4. SUBMITTED BY	Name A. S. Tomkins Address 308, Clontarf Road, Dublin 3.			
5. APPLICANT	Name Princess Homes Ltd., Address 16, Terenure Road East, Dublin 6.			
6. DECISION	O.C.M. No. PA/2420/83		Notified 23rd Nov., 1983	
	Date 23rd Nov., 1983		Effect To grant permission	
7. GRANT	O.C.M. No. PBD/55/84		Notified 10th Jan., 1984	
	Date 10th Jan., 1984		Effect Permission granted.	
8. APPEAL	Notified		Decision	
	Type		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	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

PBC / - 55 / 84

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, ~~1963-1983~~ 1963-1983:

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

Decision Order **PA/2420/83:** **23/11/83**
Number and Date

Register Reference No. **YA 1600**
.....

Planning Control No.

Application Received on **7/10/83**
.....

Applicant **Princess Developments Ltd.**
.....

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed retention of road 4 and houses on sites 83-106 incl., at Monkfield,
.....
Monastery Road, Clondalkin.
.....

CONDITIONS	REASONS FOR CONDITIONS
<p>1. 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 the arrangements made for the payment of the financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA 1367), 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 be strictly adhered to in respect of this development.</p> <p>3. 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. Lodgement with the Council of an approved Insurance Company Bond in the sum of £250,000. which shall be renewed by the developer from time to time as required during the course of the develop- (Cont. ...)</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. 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> <p>3. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">(Cont.....)</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **110 JAN 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.

3. A. cont.....

ment and kept in force by him until such time as the Roads, Open Space, Car Parks, Sewers, Water-mains and drains are taken in charge by the Council.

or/...

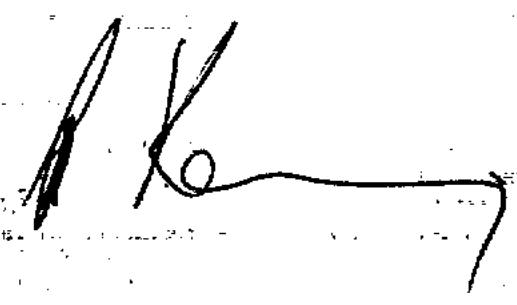
b. Lodgement with the Council of a cash sum of £100,000 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

or/....

c. Lodgement 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 any case has been acknowledged in writing by the Council.

3. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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.



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DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

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

Notification of Grant of Permission/Approval

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

To A.S. Tomkins, Decision Order Number and Date PA/2420/83, 23/11/83
308 Clontarf Road, Register Reference No. YA.1600
Dublin 3. Planning Control No. _____
 Application Received on 7/10/83
 Applicant Princess Developments Ltd.

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

Proposed retention of road 4 and houses on sites 83-106 incl., at Monksfield,
Monastery Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
4. 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.	4. To protect the amenities of the area.
5. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	5. In the interest of amenity.
6. 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.	6. In the interest of amenity and public safety.
7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	7. In the interest of the proper planning and development of the area.
That the area shown as open space be levelled, sited, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings	In the interest of the proper planning and development of the area
8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	8. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

[Signature]
 For Principal Officer

Signed on behalf of the Dublin County Council

Date 10 JAN 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

9. 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.

9. 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.

10. 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.

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

11. 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.

11 In the interest of visual amenity.

12. 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.

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

13. That areas of 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.

13. In the interest of amenity.

14. That the location of builders compound sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.

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

15. That the internal roads and roundabouts, including the main distributor road through the site be constructed to the requirements of the Roads Department. Longitudinal sections of all roads and roundabouts to be submitted to the Roads Department for approval prior to the commencement of development.

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

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308 Clontarf Road, Register Reference No. **YA.1600**
Dublin 3. Planning Control No.
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 Applicant **Princess Developments Ltd.**

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

Proposed retention of road 4 and houses on sites 83-106 incl., at Monksfield,
Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>16. That the road works at the Monastery Road roundabout including the provision of an access to the SIAC site be carried out to the satisfaction of the Roads Department. The developers to be responsible for the cost of all the roadworks in the vicinity which facilitate the development of the site for housing. Provision shall be made for the continuous flow of traffic along Monastery Road whilst these road works are being carried out so as to avoid possible traffic hazard and congestion in accordance with the requirements of the Roads Department. In this respect the construction of this roundabout must be completed prior to the commencement of development of the estate.</p>	<p>16. In order to comply with the requirements of the Roads Department.</p>
<p>17. That deflection islands for all roundabouts and proper road markings to be provided to the requirements of the Roads Department. Details to be agreed with the Roads Department prior to the commencement of development.</p>	<p>17. In order to comply with the requirements of the Roads Department.</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>

Contd.....

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **10 JAN 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.

19. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department,

In this respect:-

a) The first contribution of drainage from the developments shall not be discharged before Spring 1983.

b) The development of each site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.

20. That a minimum rear garden depth of 35ft. be provided for all houses.

21. That the proposals for surface water drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-

a) The applicants shall at their own expense construct the final outfalls to the proposed realigned Cammock River or alternatively shall pay the full cost of laying same to the Council who will lay the said section on their behalf. In the former case the applicants shall lodge written permission of the owners of lands not in their ownership, to enter and lay sewers on their premises and shall obtain on the Council's behalf a wayleave 10 metres width centred on the said pipelines for maintenance purposes when the sewer shall be taken in charge by the Council.

b) Before any building work shall be put in hands, the applicants shall pay a contribution towards the realignment of the Cammock River to the County Council. The amount of which shall be agreed with the Sanitary Services Department.

22. That the proposals for water supply in accordance with the requirements of the Sanitary Services Department in relation to the laying of 600mm. water main to serve the site. Applicants to pay a deposit to Dublin County Council for the laying of the watermain across land not in the applicants control. In this regard the 300mm. main is sufficient to provide a water supply for 2 years at which time the 600mm. main must be laid.

19. In order to comply with the requirements of the Sanitary Services Department.

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

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

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

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DUBLIN COUNTY COUNCIL

FD 7 - 55784

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Dublin 3. Planning Control No.
 Application Received on **7/10/83**
 Applicant **Princess Developments Ltd.**

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

**Proposed retention of road 4 and houses on sites 83-106 incl., at Monksfield,
 Monastery Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
23. That a minimum separation of 7'6" be provided between each house, pair of houses or terrace of houses.	23. In the interest of the proper planning and development of the area.
24. That the proposed houses be used as a single dwelling unit.	24. To prevent unauthorised development.
25. That no house be occupied in this estate until such time as the 300ft. wide strip of public open space amenity lands referred to in condition no. 14 of Reg. Ref. WA.1367 has been ceded to the County Council.	25. In the interest of the proper planning and development of the area.
26. That a financial contribution of £300 per house in respect of each house be paid to the County Council on a phased basis in respect of all the development of the open space generated by the development to the east of the Local Distributor Road.	26. In the interest of the proper planning and development of the area.
27. A financial contribution in the sum of £1,000 per house as required by Planning Decision YA.291 be paid to the Council for the 8 additional houses to the west of the Local Distributor, this contribution is in lieu of the provision of public open space for these houses west of the Local Distributor Road. This contribution to be paid prior to the commencement of development.	27. In the interest of the proper planning and development of the area.

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Signed on behalf of the Dublin County Council
 For Principal Officer

10 JAN 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.

28. That an additional financial contribution in the sum of £3,360 as required by Planning Decision IA.291 be paid by the applicant to Dublin County Council towards the Council's costs in the provision of public services in the area, this contribution to be paid prior to the commencement of development.

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