

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA/1587
1. LOCATION	Quarryvale Section C, Clondalkin,	
2. PROPOSAL	Construction of 116 Houses,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	4.10.83
	Date Further Particulars	
	(a) Requested	(b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name <u>Site Dev.</u> :- B. Murphy, Chief Engineer, Address Engineering Dept., Christchurch Place,	<u>Housing Const</u> :- J.F. Maguire, Chief Housing Architect, 6/8 Mountjoy Square.
5. APPLICANT	Name Dublin Corporation, Address City hall, Dublin 2	
6. DECISION	O.C.M. No. PA/2514/83	Notified 2nd Dec., 1983
	Date 2nd Dec., 1983	Effect To grant permission
7. GRANT	O.C.M. No. P/90/84	Notified 16th Jan., 1984
	Date 16th 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	

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/ - 9.0. / 84

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, 1963-1983

To: **Housing Construction Dept,**
16/19, Wellington Quay,
Dublin 2.

Decision Order
Number and Date **PA/2514/83, 2/12/'83**

Register Reference No. **YA.1587**

Planning Control No.

Application Received on **4/10/'83**

Applicant **Dublin Corporation**

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

Proposed residential development at Quarryvale, 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.
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.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£165,648.** 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 of development on the site.
5. That access roads serving the site, including footpaths be completed to Roads Departments standards.
6. That no houses be occupied within this development until such time as all services are available to it. In this regard the applicant is advised that the necessary foul sewer will not be available for 15 to 18 months at least.
7. That the proposed road to the west of the site to be constructed to Building Bye Laws standards as part of this development from the Distributor Road northwards to the first east/west road and then eastwards to meet with the proposed road within this development. Details to be agreed with Roads Engineer.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
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.
5. In the interest of the proper planning and development of the area
6. In the interest of the proper planning and development of the area.
7. In the interest of the proper planning and development of the area.

Engineer
Signed on behalf of the Dublin County Council

M. M. M.
For Principal Officer

Date **16 JAN 1984**

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.

8. That the road to the east of the site ~~minimum~~ providing access to the development and to the school to be constructed to Building Bye Law standard from the existing Distributor Road to the school site. Details to be agreed with Roads Engineer.

9. That each house have a minimum front building line of 25ft. and minimum rear garden depth of 35ft.

10. That a detailed works specification for the landscaping of the site as indicated on the landscape plan submitted with the application be submitted to and agreed with the Parks Department prior to the commencement of development.

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

9. In the interest of residential amenity.

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

Cont../..

M. Kelly

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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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, ~~1963-1982~~ **1963-1983**

To **Housing Construction Department.**
16/19 Wellington Quay,
Dublin 2.

Decision Order Number and Date **PA/2514/83 2/12/83**
Register Reference No. **YA 1587**
Planning Control No. **4/10/83**
Application Received on

Applicant **Dublin Corporation.**

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

residential development at Quarryvale, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
11 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.	11 To protect the amenities of the area.
12 That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	12 In the interest of amenity.
13 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.	13 In the interest of amenity and public safety.
14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	14 In the interest of the proper planning and development of the area.
15 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.	15 In the interest of the proper planning and development of the area.
16 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	16 In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

[Signature]

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **16 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.

CONDITIONS

REASONS FOR CONDITIONS

18/09/19

17 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.

18 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.

19 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.

20 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.

21. That the Class 1 public open space on adjoining lands as identified in the Action Plan for the area be ceded to the County Council. Dublin Corporation to pay to the County Council a sum of money, ^{the amount to be} ~~towards the~~ agreed with the Council development of all public open spaces both Class 1 and Class 11. This condition to be complied with prior to occupation of any houses in the estate.

22. That a financial contribution of £350 per house (£47,600.) be paid to Dublin County Council as a contribution towards the cost of extending the Newlands/Fonthill Road.

23. That no houses be developed on the 20 house sites at the south east of the site, stated in the application to be for Small Builders, with the prior approval of the Planning Authority.

24. That the house site boundaries in the vicinity of house sites 395, 396 and 347 be altered to provide for a more equal allocation of private open space. Details to be agreed with the Planning Authority prior to the commencement of the development.

25. Area of land not forming part of housing sites or roads to be developed as public open space in accordance with Condition No. 21.

17 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.

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

19 In the interest of visual amenity.

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

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

agreed with the Council

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

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

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

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

M. M. M.