

PBD / - - 2 / 84 PBD / 2707
DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

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

Tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

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

Decision Order
 Number and Date **PA/2430/83, 18/11/83**

Register Reference No. **YA.1536.**

Planning Control No.

Application Received on **20/9/83**

Applicant **Dwyer Nolan Developments Ltd.**

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

Proposed substitution of house type on road 13 at Greenpark, Old Naas 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.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £4000 per acre 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
- 5 JAN 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

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 £270,000.

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 £110,000 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.

6. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department.

7. That 7ft. 6 ins. be provided between each pair of houses.

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

9. That screen walls in block or similar materials, 2m. high and suitably capped and rendered be provided along the rear boundaries of the house site and along the side boundary of site 431.

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.

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

7. In the interest of amenity.

8. In the interest of residential amenity.

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

Contd....

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Dwyer Nolan Developments Ltd.

Applicant

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Proposed substitution of house type on road 13 at Greenpark, Old Naas Road,

Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>10. That a financial contribution of £1,000, be paid to the County Council as a contribution towards the provision of public open space to serve the additional house proposed in this application.</p>	<p>10. In the interest of the proper planning and development of the area.</p>
<p>11. That conditions 5,6,7,8,9,10,13,18,19,22,23,24, 25,26,29,30,31,32,33,34,38(a) and 40 of Order No. PA/572/82 (WA.1776) relating to the overall development be strictly adhered to in the development.</p>	<p>11. In the interest of the proper planning and development of the area.</p>
<p>12. That a financial contribution of £250 per house be paid to the County Council towards the cost of provision of major roads in the area, which facilitate the development of this estate, This contribution to be paid prior to commencement of development on the site.</p>	<p>12. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

- 5 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.