

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE ZA.92
1. LOCATION	Sites 1-16 incl. Rd. 14, Sites 74-86 even nos. Rd. 22 and Sites 25-39 odd nos Rd. 28, Woodford, Monastery Road, Clondalkin.	
2. PROPOSAL	Adjustments to approved layout.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
		Date Further Particulars
		(a) Requested (b) Received
	P.	30th Jan. 84.
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Mr. J. Fitzpatrick, Address Kelland Homes Limited, Monastery Road, Clondalkin.	
5. APPLICANT	Name Kelland Homes Limited, Address Monastery Road, Clondalkin, Co. Dublin.	
6. DECISION	O.C.M. No. P/846/84	Notified 29th March, 1984
	Date 29th March, 1984	Effect To grant permission
7. GRANT	O.C.M. No. P/1392/84	Notified 10th May, 1984
	Date 10th May, 1984	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of	Decision
	application	Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

CONDITIONS

REASONS FOR CONDITIONS

F / 139.2/84

4. 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) Lodgment 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 development and kept in force by him until such time as the roads, open space, car parks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council 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) 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.

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

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

P / 139.2 / 84

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

XXXXXXXX
Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983.

To **J. Fitzpatrick,**
Kelland Homes Ltd.,
Monastery Road,
Clondalkin, Co. Dublin.
Applicant **Kelland Homes Ltd.**

Decision Order **P/846/84,** **29/3/84**
Number and Date
Register Reference No. **ZA.92**
Planning Control No. **10150**
Application Received on **30/1/84**

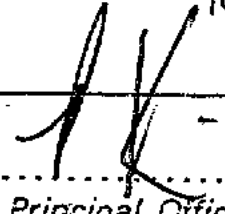
A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

~~..... Proposed adjustments to approved layout at sites 1-16 incl., Road 14; sites 74-86 even nos. Road 22 and sites 25-39 odd nos. Road 28 Woodford, Monastery Road, Clondalkin.~~

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
5. 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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
7. 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.	7. In the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be a garden for use by the residents of the area.	In the interest of the proper planning and development of the area.
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)



For Principal Officer

Signed on behalf of the Dublin County Council

IMPORTANT: Turn overleaf for further information

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.

CONDITIONS

REASONS FOR CONDITIONS

10. 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.

10 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.

11. 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.

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

12. 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.

12 In the interest of visual amenity.

13. 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.

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

14. That the areas of public 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.

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

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

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

Contd/.....

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
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DUBLIN 1.

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

To J. Fitzpatrick,
Kelland Homes Ltd.,
Monastery Road,
Clondalkin, Co. Dublin,
Applicant

Decision Order
Number and Date P/846/84, 29/3/84
Register Reference No. ZA.92
Planning Control No. 10150
Application Received on 30/1/84
Kelland Homes Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed adjustments to approved layout at Sites 1 - 16 incl., Road 14, Sites 74 - 86 even
No.'s Road 22 and Sites 25 - 39 odd No.'s Road 28 Woodford, Monastery Road, Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

16. 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 commencement of development.

17. 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.

18. 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.

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.

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

Signed on behalf of the Dublin County Council

Cont.

For Principal Officer

Date 10 MAY 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. 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.

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

21. That a minimum front garden depth of 25' and rear garden depth of 35' be provided to all houses.

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 deposit of 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.

23. That the proposed houses shall be used as single dwelling units.

24. That no houses 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. That a financial contribution of £300. per house in respect of each house to the east of the Distributor Road 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. This contribution to be paid prior to the commencement of development.

26. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department. In this respect the development of the site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.

27. That a financial contribution in the sum of £560. 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 prior to the commencement of development on the site.

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

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

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

23. To prevent unauthorised development.

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.

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

27. 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.