

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>YA/512</b>
1. LOCATION	Knockmitten, Monastery Road, Clondalkin, Co. Dublin.	
2. PROPOSAL	Change of house type and layout	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	4th March, 1983
	Date Further Particulars (a) Requested	(b) Received
	1. 27th April, 1983 Time ext. up to & 2. incl., 12/10/83	1. 29th July, 1983 ..... 2. ....
4. SUBMITTED BY	Name <b>Kelland Homes</b> Address <b>Springfield House, Tallaght, Co. Dublin.</b>	
5. APPLICANT	Name <b>as above</b> Address	
6. DECISION	O.C.M. No. <b>PA/2235/83</b>	Notified <b>11th Oct., 1983</b>
	Date <b>11th Oct., 1983</b>	Effect <b>To refuse permission</b>
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified <b>16TH Nov., 1983</b>	Decision <b>Permission refused by An Bord Pleanála</b>
	Type <b>1st Party</b>	Effect <b>8th Nov., 1984</b>
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 .....

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: Y.A. 512

APPEAL by Kelland Homes Limited of Springfield House, Blessington Road, Tallaght, County Dublin against the decision made on the 10th day of October, 1983, by the Council of the County of Dublin to refuse permission for development consisting of revised house types and partial revision of approved layout to include additional houses on a site at Knockmitten, Monastery Road, Blandalkin, County Dublin;

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would result in the development of some additional 89 houses over the number originally granted to the west of the distributor road which runs through the estate. No additional public open space has been provided to serve these houses and the development, therefore, would be seriously deficient with the Dublin County Development Plan objectives in relation to public open space to serve housing developments, the provisions of which the Board considers reasonable in this case, and would be seriously injurious to the residential amenities of the occupants of the houses in the area.
2. The density of housing development to the west of the distributor road would be excessive and would be seriously injurious to the amenities of the area.
3. There is an insufficient variety of house types proposed, within the development.

*J. Hanrahan*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this *9<sup>th</sup>* day of *November* 1984.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-82

To Kelland Homes, Register Reference No. YA 512  
Springfield House, Planning Control No. ....  
Tallaght, Application Received 4/3/85  
Additional Information Received 29/7/85  
Time Ext. up to 12/10/85  
Applicant Kelland Homes Ltd.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/4/2235/85 dated 11/10/85 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION APPROVAL  
~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXXXXXX~~

For revised house types and partial revision of approved layout to include additional houses on approved development at Knockmitten, Monastery Road, Clondalkin.  
for the following reasons:

1. The proposed development would result in the development of some additional 89 houses over the number originally granted to the west of the Distributor Road which runs through the estate. No additional public open space has been provided to serve these houses and the development, therefore, would be seriously deficient with the Development Plan objectives in relation to public open space to serve housing developments and would be seriously injurious to the residential amenities of the occupants of the houses in the area.
2. The proposed development would materially contravene conditions attached to previous permissions relative to the development of this estate.
3. The density of housing development to the west of the Distributor Road would be excessive and would be seriously injurious to the amenities of the area.
4. There is an insufficient variety of house types proposed, within the development.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date 11th October, 1985.

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

YA.512.

28th September, 1983.

*p*  
Kelland Homes,  
Springfield House, Blessington Rd.  
Tallaght,  
Co. Dublin.

**RE/ Proposed revised house types and partial revision of approved layout to include additional houses on approved development at Knockmitten, Monastery Road, Clonsilla for Kelland Homes Ltd.**

Dear Sirs,

With reference to your planning application received here on 4th March, 1983, Additional Information received on 29th July, 1983 (letter of extension period received 28th September, 1983), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 12th October, 1983.

Yours faithfully,

  
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for Principal Officer.

YA.512

27th April, 1983.

Kelland Homes Ltd.,  
Springfield House,  
Tallaght,  
Co. Dublin.

Re: Proposed revised house types and partial revision of approved layout to include additional houses on approved development at Knockmitten, Monastery Road, Clondalkin for Kelland Homes Ltd.

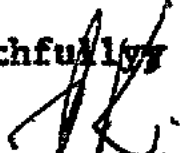
Dear Sirs,

With reference to your planning application received here on 4/3/'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, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. In relation to public open space provision, confirmation is required regarding the ceding of the 18 acre amenity strip adjacent to the Western Parkway and when this area will be available for public use. Clarification is required as to the 4 acre area of previously approved public open space.
2. The proposed local distributor road through the site has been excluded from the site area on this application. Clarification is required regarding the construction of this road to provide access to the proposed housing area.
3. Clarification is required regarding the density of the proposed development in relation to the number of units per acre.
4. The house type referred to as house type 'A' on the submitted plans is substandard in relation to Local Authority minimum room sizes. The applicant is requested to indicate if he is in a position to comply with the minimum room sizes.

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

Yours faithfully

  
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for Principal Officer