

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.498.
1. LOCATION	Knockmitten, Monastery Rd., Clondalkin.	
2. PROPOSAL	Revised house types and partial revision of approved layout to incl. additional houses on approved development.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	4.3.1983.
	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	Kelland Homes Ltd.
	Address	Springfield House, Tallaght.
5. APPLICANT	Name	AS ABOVE.
	Address	
6. DECISION	O.C.M. No.	PA/2234/83
	Date	11th Oct., 1983
	Notified	11th Oct., 1983
	Effect	To refuse permission
7. GRANT	O.C.M. No.	
	Date	
	Notified	
	Effect	
8. APPEAL	Notified	
	Type	
	Decision	
	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)

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 498
Springfield House, Planning Control No.
Tallaght, Application Received 4/3/83
Co. Dublin. Additional Information Received 29/7/83
 Applicant Kelland Homes Ltd. Time Ext. up to 12/10/83

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/ A/2234/83 dated 11/10/83 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For revised house types and partial revision of approved layout to include additional... houses on approved development at Knockmitten, Manastery Road, Clendalkin. 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 permission 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, 1983.

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 498

28th September, 1983.

Kelland Homes Ltd.,
Springfield House, *Bussington Coy*
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,
Clendalkin for Kelland Homes Ltd.

Dear Sirs,

With reference to your planning application received here on 4th March, 1983, additional information received 29th July, 1983, (letter for 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,



for Principal Officer.

YA.498

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. - KELLAND HOMES Ltd.

Dear Sir,

With reference to your planning application received here on the 4th March, 1983 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 acres.
- (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.

N.B. Please mark your reply "Additional Information" and quote the reference given above.

Your faithfully,



for Principal Officer.

YA.498

27th April, 1983.

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

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N.B. Please mark your reply "Additional Information" and quote the Reference given above.

Yours faithfully,



for Principal Officer.