

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.391.															
1. LOCATION	Cherrywood, Nangor Rd., Clondalkin.																
2. PROPOSAL	Change of house type and partial revision of approved layout to include additional houses at Roads No. 1,5,7,8,9,9A, 11 & 12.																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 20%;">(a) Requested</th> <th style="width: 20%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P</td> <td style="text-align: center;">2.3.1983.</td> <td style="text-align: center;">1. 29th April, 1983</td> <td style="text-align: center;">1. 16th June, 1983</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">2.</td> <td style="text-align: center;">2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P	2.3.1983.	1. 29th April, 1983	1. 16th June, 1983			2.	2.
TYPE	Date Received	Date Further Particulars															
		(a) Requested	(b) Received														
P	2.3.1983.	1. 29th April, 1983	1. 16th June, 1983														
		2.	2.														
4. SUBMITTED BY	Name Kelland Homes Ltd. Address Springfield House, Blessington Rd., Tallaght.																
5. APPLICANT	Name AS ABOVE. Address																
6. DECISION	O.C.M. No. PA/1911/83 Date 15th Aug., 1983	Notified 15th Aug., 1983 Effect To grant permission															
7. GRANT	O.C.M. No. P/3300/84 Date 26th Sept., 1984	Notified 26th Sept., 1984 Effect Permission granted															
8. APPEAL	Notified 30th Aug., 1983 Type 1st Party	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

Kelland Homes Ltd.,
Monastery Road,
Clondalkin,
Dublin 22.

YA 391

14th May, 1990.

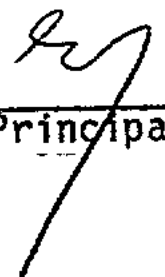
Dear Sirs,

Re: Proposed change of house type and partial revision of approved layout to include additional houses at Roads no. 1, 5, 7, 8, 9, 9A, 11 and 12, Gibraltar, Nangor Road, Clondalkin for Kelland Homes Ltd.
Extension Ref.: 4/82/E/375. App. Rec'd: 16.3.1990

I refer to your application pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982, received on 16th March, 1990, to extend the period for which the above permission granted on 26th September, 1984, has effect and wish to inform you that by order dated 14th May, 1990, Dublin County Council refused the application for the following two reasons:

1. Substantial works were not carried out pursuant to the above permission during the period between 26th September, 1984 and 25th September, 1989, and it is considered that the development will not be completed within a reasonable time.
2. The development will not be completed within a reasonable time, as it would not be possible to carry out the development in accordance with permission granted under Reg. Ref. YA 391 due to the construction of housing within that site area under subsequent permissions granted under Reg. Refs. ZA 1206, 86A/363, ZA 824.

Yours faithfully,



for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

P / 330.0 / 84

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976 ~~1963-1982~~

To: **Kelland Homes, Ltd.,**
.....
Springfield House,
.....
Blessington Road,
.....
Tallaght, Co. Dublin,
.....
Applicant **Kelland Homes Ltd.**

Decision Order **PA/1911/83** **15/8/83**
Number and Date
Register Reference No. **YA 391**
.....
Planning Control No.
Application Received on **2/3/83**
Add. Info. Rec'd: 16/6/83

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

~~change of house type and partial revision of approved layout to include additional houses at Roads no, 1, 5, 7, 8, 9, 9A, 11 and 12 Cherrywood, Nangor Road, Clonsilla.~~

CONDITIONS

REASONS FOR CONDITIONS

1. ~~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.~~
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.
- ~~That the proposed house be not exceeding 100sqm.~~
- 3 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 of development on the site.

- 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 ensure that the development shall be in accordance with the permission and that effective control be maintained.~~
- 3 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.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date:

26 SEP 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

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, 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. (two hundred and seventy thousand pounds)** 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) Lodgement 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) Lodgement 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 lodgement 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.

(Contd. ...)

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

To **KellandHomes Ltd.,**
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.
Applicant **Kelland Homes Ltd.**

Decision Order **PA/1911/83, 15/8/'83**
Number and Date
Register Reference No. **YA.391**
Planning Control No.
Application Received on **2/8/'83**
Add. Inf. Rec. d. **16/6/83**

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

Proposed change of house type and partial revision of approved layout to include additional houses at Road No.'s 1,5,7,8,9,9A, 11 and 12, Cherrywood, Manger Road, Clonsilla.

CONDITIONS

5. That all relevant conditions of Order No. PA/2174/80, (Reg. Ref. TA.1663) be strictly adhered to in the development.
6. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this regard no house construction to commence west of Road No. 5 until flood regulations of the Canal is complete.
7. That all houses have a minimum front garden of 25ft. and rear garden of 35ft.
8. That all houses on Cherrywood Crescent, (Road 5) have a minimum building line of 30ft.
9. That a distance of 7ft. 6ins. (2.3m.) be provided between each terrace of houses.
10. That the road reservations affecting the site and which are indicated on Roads Department's Map RPS. 1700 be set out on site by the applicant and checked by the Roads Engineer prior to the commencement of development.
11. That the full length of the Local Distributor Roads and all roundabouts be constructed by the developer at his own expense.
12. That a scheme of tree planting be provided throughout the estate. Plans to be submitted for approval subsequent to consultation with Parks Department.

REASONS FOR CONDITIONS

5. In the interest of the proper planning and development of the area.
6. In order to comply with the Sanitary Services Acts, 1878-1964.
7. In the interest of the proper planning and development of the area.
8. In the interest of the proper planning and development of the area.
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. In the interest of the proper planning and development of the area.
12. In the interest of visual amenity.

Cont. / ..

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **26 SEP 1981**

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.

**Cherrywood Crescent be omitted from the development.

- 13. Where house sites adjoin the boundary with the open space screen walls to be provided. Details to be agreed with Parks Department.
- 14. That the full length of the Slot Road between the New Hangor Road and the Camac be constructed and handed over to the Council before occupation of any houses. The subject of this permission,
- 15. That all streams and water filled ditches in the open space be piped.
- 16. That there be no encroachment on the open space as approved in Plans received by the Parks Superintendent
- 17. The improvements to the Old Hangor Road including carriageways of 24ft. and 30ft. as required and footpath and verge on the southern site be completed prior to the occupation of houses on the site.
- 18. Boundary treatment of the open space to be the subject of agreement with the Parks Superintendent.
- 19. That houses on sites 13-79 odd numbers.**It is considered that semi-detached or detached houses are more appropriate at this location where dwellings are fronting onto one of the main distributor Roads through the estate.
- 20. That a further financial contribution of £1,000 per additional house proposed (£99,000. in total) be paid to the County Council as a contribution towards the provision of public open space to serve the development. This contribution to be paid prior to commencement of development on the site.
- 21. That no house, the subject of this permission, be occupied prior to the construction of the Local Distributor Road, Road No. 5, from the Old Hangor Road to the new Hangor Road to the satisfaction of the Roads Engineer.
- 22. That a financial contribution of £250. per house be paid to the County Council towards the cost of the 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.

- 13. In the interest of visual amenity.
- 14. In the interest of the proper planning and development of the area
- 15. In the interest of the proper planning and development of the area
- 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 visual amenity.
- 19. In the interest of the proper planning and development of the area Houses in this area should be in pairs and have adequate off-street car parking particularly for visitors
- 20. In the interest of amenity.

- 21. To ensure a satisfactory standard of development.
- 22. In the interest of the proper planning and development of the area

[Handwritten signature]

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Acts ~~1962 & 1976~~ 1963-1982

To: **Kalland Homes, Ltd.,**
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.
Applicant **Kalland Homes Ltd.**

Decision Order
Number and Date **PA/1911/83 15/8/83**
391
Register Reference No. **PA 391**
Planning Control No.
Application Received on **2/3/83**
Add. Info. Rec'd: 16/6/83

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 dated as above make a decision to grant Permission/Approval for:

~~change of house type and partial revision of approved layout to include additional houses at Roads nos. 1, 5, 7, 8, 9, 1A, 11 and 11 Cherrywood, Manger Road, Clonsilla.~~

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>1. 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.</p> <p>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.</p> <p>That the proposed houses to be used as single dwelling units.</p>	<p>1 To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2 In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>To prevent unauthorised development.</p>
<p>3 That a financial contribution in the sum of 20000 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 of development on the site.</p>	<p>3 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.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **15th August, 1983.**

IMPORTANT: Turn overleaf for further information.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To **Kalland House Ltd.,**
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.

Decision Order Number and Date **PA/1911/83, 15/8/83**

Register Reference No. **TA. 201**

Planning Control No.

Application Received on **1/8/83**
16/6/83

Applicant **Kalland House 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 dated as above make a decision to grant Permission/Approval for:-

Proposed change of house type and partial revision of approved layout to include additional houses at Road No.'s 1, 2, 7, 8, 9, 9A, 11 and 12, Cherrywood, Wexford Road, Clonsilla.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>5. That all relevant conditions of Order No. PA/2174/80, (Reg. Ref. TA. 1963) be strictly adhered to in the development.</p> <p>6. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this regard no house construction to commence west of Road No. 5 until flood regulations of the Canal is complete.</p> <p>7. That all houses have a minimum front garden of 15ft. and rear garden of 15ft.</p> <p>8. That all houses on Cherrywood Crescent, (Road 5) have a minimum building line of 10ft.</p> <p>9. That a distance of 7ft. min. (2.3m.) be provided between each terrace of houses.</p> <p>10. That the road reservations affecting the site and which are indicated on Roads Department's Map SP. 1700 be set out on site by the applicant and checked by the Roads Engineer prior to the commencement of development.</p> <p>11. That the full length of the Local Distributor Roads and all roundabouts be constructed by the developer at his expense.</p> <p>12. That a scheme of tree planting be provided throughout the estate. Plans to be submitted for approval subsequent to consultation with Parks Department.</p>	<p>1. In the interest of the proper planning and development of the area.</p> <p>6. In order to comply with the Sanitary Services Acts, 1974-1964.</p> <p>7. In the interest of the proper planning and development of the area.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of visual amenity.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **15th August, 1983.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

***Cherrywood Crescent be omitted from the development.

- 12. Where house sites adjoin the boundary with the open space narrow walls to be provided. Details to be agreed with Parks Department.
- 13. That the full length of the Plot Road between the New Hanger Road and the Canal be constructed and handed over to the Council before occupation of any houses. The subject of this permission.
- 14. That all streams and water filled ditches in the open space be piped.
- 15. That there be no encroachment on the open space as approved in Plans received by the Parks Superintendent.
- 16. The improvements to the Old Hanger Road including kerbs and verges on the southern side be completed prior to the occupation of houses on the site.
- 17. Boundary treatment of the open space to be the subject of agreement with the Parks Superintendent.
- 18. That houses on sites 13-79 odd numbers** in is more appropriate at this location where dwellings are fronting onto one of the main distributor roads through the estate.
- 19. That a further financial contribution of £1,000 per additional house proposed (£79,000. in total) be paid to the County Council as a contribution towards the provision of public open space to serve the development. This contribution to be paid prior to commencement of development on the site.
- 20. That no house, the subject of this permission, be occupied prior to the construction of the Local Distributor Road, Road No. 3, from the Old Hanger Road to the new Hanger Road to the satisfaction of the Roads Engineer.
- 21. That a financial contribution of £250. per house be paid to the County Council towards the cost of the 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.

- 13. In the interest of visual amenity.
- 14. In the interest of the proper planning and development of the area.
- 15. In the interest of the proper planning and development of the area.
- 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 visual amenity.
- 19. In the interest of the proper planning and development of the area. Houses in this area should be in pairs and have adequate off-street car parking particularly for visitors.
- 20. In the interest of amenity.
- 21. To ensure a satisfactory standard of development.
- 22. In the interest of the proper planning and development of the area.

AK

NOTE:
 If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.
 An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.
 An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
 An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.
 (1) An appeal lodged by an applicant or his 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 when making submissions or observations to An Bord Pleanala in relation to an appeal.
 Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

YA 391

29th April, 1983.

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

Re: Proposed change of house type and partial revision of
approved layout to include additional houses at Roads
No. 1, 5, 7, 8, 9, 9A 11 and 12 Cherrywood, Nangor Road,
Clondalkin for Kelland Homes Ltd.

Dear Sirs,

With reference to your planning application received here on 2nd 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. The proposed development entails the construction of a considerable number of additional houses over and above the number already granted permission. The applicants are asked to indicate how they propose to meet the standards for public open space contained in the Council's Development Plan.
2. The proposed development entails construction of houses on an area indicated as public open space on previous applications, TA 1663 and TA 2317. The applicants are asked to indicate if they propose to replace this open space or to amend the proposed layout so as not to infringe upon the public open space.
3. The applicants are asked to submit a watermain layout for the proposed development.
4. The minimum separation between detached dwellings or terraces of dwellings, which is acceptable to the Council is 2.3m. The applicants are asked to indicate how this standard can be met, especially along Cherrywood Crescent and Cherrywood Drive, (scaled dimensions, taken from the submitted layout, indicate a deficiency in this regard).
5. The applicants are asked to clarify the density of proposed development in relation to units per acre.

Contd./

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

Yours faithfully,

H

for Principal Officer.