

# COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE YA 201.
1. LOCATION	Sites 160-206 incl., Road 15 & Sites 245-257 incl., Road 15, Cherrywood, Nangor Road, Clondalkin.	
2. PROPOSAL	Revised house type and minor adjustments to layout.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	9.2.1983.
		Date Further Particulars
		(a) Requested                      (b) Received
		1. .... ..... 2. ....
4. SUBMITTED BY	Name <b>Kelland Homes Ltd.</b> Address <b>Springfield House, Blessington Rd., Tallaght.</b>	
5. APPLICANT	Name <b>as above.</b> Address	
6. DECISION	O.C.M. No. <b>PA/847/83</b>	Notified <b>8th April, 1983</b>
	Date <b>8th April, 1983</b>	Effect <b>To grant permission</b>
7. GRANT	O.C.M. No. <b>PBD/189/83</b>	Notified <b>25th May, 1983</b>
	Date <b>25th May, 1983</b>	Effect <b>Permission granted</b>
8. APPEAL	Notified	Decision
	Type	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

PB/P/1.89/83

724755(Ext. 28/264)

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

To: Kelard Homes Ltd.  
Spragfield House,  
Biesington Road,  
Falagh, Co. Dublin  
Applicant Kelard Homes Ltd.

Decision Order  
Number and Date PA/847/83 8/4/83  
Register Reference No. YA 201  
Planning Control No. \_\_\_\_\_  
Application Received on 9/2/83

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

revised house type and minor adjustments to layout on sites 160 to 206 incl. Road 15 and sites 245 to 27, incl. Road 16, Cherrywood, Nangor Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the <del>plans</del> plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.</p> <p>2. By-Laws to be obtained and all conditions of that approval to be observed in the development.</p> <p>That the proposed house be used as a single dwelling unit.</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 developments.</p>
<p>3 That a financial contribution in the sum of <u>£4,000 per acre</u> 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: 25 MAY 1983

**IMPORTANT: Turn over leaf 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**

**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 **£31,200 (thirty-one thousand and two hundred 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) Lodgment with the Council of **Cash of £19,500.** 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.

**5.** That all relevant conditions of Order No. PA/2174/80, (TA 1663) and Order No. PA/418/81, (Reg. Ref. No. TA 2317) be strictly adhered to in the development.

**4.** To ensure that a ready action may be available to the Council to innce the provision of services and prevent dimenity in the development.

**5.** In the interest of the proper planning and development of the area.

(Contd. ...)

PA/182/85

# DUBLIN COUNTY COUNCIL

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

Tel. 724755 (Ext. 262/64)

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

To: **Kellard Homes Ltd.,** Decision Order **PA/847/83** **8/4/83**  
 ..... **Springfield House,** Number and Date ..... **YA 201**  
 ..... **Blessington Road,** Register Reference No. ....  
 ..... **Tallant, Co. Dublin.** Planning Control No. ....  
 ..... Application Received on **9/2/83**  
 Applicant **Kellard Homes Ltd.**

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

~~revised house type and minor adjustments to layout on x sites 160 to 206 incl. Road 15~~  
~~and sites 215 to 257 incl. Road 16, Cherrywood, Nangor Road, Clondalkin.~~

CONDITIONS	REASONS FOR CONDITIONS
<p>6. That all houses have a minimum front building line of 25ft. and rear garden of 35ft.</p> <p>7. That all houses fronting onto Road 5 have a minimum front building line of 30ft.</p> <p>8. That a distance of 7ft. 6ins. (2.3m) be provided between each terrace of houses.</p> <p>9. That the road reservations affecting the site and which are indicated on Roads Department Map RPS 1700 be set out on site by the applicant and checked by Roads Department Engineer prior to commencement of development.</p> <p>10. That the full length of the slot road from the New Nangor Road to the Camac be completed and handed over to the Council before 200 houses are completed on this site and the adjoining housing area to the east.</p> <p>11. That the full length of the slot Road, Local Distributor Roads and all roundabouts affecting the site be constructed by the Developer at his own expense. The north/south local distributor road through the site (described as Road 5) to be constructed as far north as the existing carriageway of the New Nangor Road.</p> <p>12. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this respect satisfactory details of foul and surface water drainage and of watermain layout to be submitted to Sanitary Services for approval.</p>	<p>6. In the interest of the proper planning and development of the area.</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 order to comply with Sanitary Services Acts 1878-1964.</p>

Approved on behalf of the Dublin County Council: .....  
 ..... for Principal Officer  
 Date: **25 MAY 1983**

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.

FUTURE PRINT

13. That a scheme of tree planting be provided through out ~~the~~ estate. Plan to be submitted for approval subsequent to consultation with the Parks Department.

14. That all streams and water filled ditches in the open space be piped.

15. The improvement to the Old Nangor Road including carriageways of 24ft and 30ft. as required and foot path and verge on the southern side be completed prior to occupation of any houses on the Old Nangor Road.

16. The proposed public open space to be in accordance with the ~~re~~ approved open space for these lands and to accord with the areas of open space as approved by the Parks Superintendent. In addition, areas 1 H & G as shown on plan received ~~in~~ in the Planning Department on 20th April, 1982, to be incorporated into the open space and to be developed as public open space and dedicated to the County ~~xxx~~ prior to occupation of houses.

NOTE: The Planning Authority is concerned about the proportions of small dwellings within this estate. Any houses in any further applications should conform with Department of Environments minimum room sizes and additionally an indication should be given as to the overall development of the estate in relation to different ~~ix~~ house types.

13. In the interest of visual amenity.

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

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.