

# COMHAIRLE CHONTAE ÁTHA CLIATH S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>YA.177</b>
1. LOCATION	Cherrywood, Nangor Road, Clondalkin	
2. PROPOSAL	Cherrywood, Nangor Road, Clondalkin	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	7.2.83
	(a) Requested	Date Further Particulars (b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name <b>Kelland Homes Ltd.,</b> Address <b>Springfield House, Blessington Road, Tallaght</b>	
5. APPLICANT	Name <b>Kelland Homes Ltd.,</b> Address	
6. DECISION	O.C.M. No. <b>PA/701/83</b>	Notified <b>30th March, 1983</b>
	Date <b>30th March, 1983</b>	Effect <b>To grant permission</b>
7. GRANT	O.C.M. No. <b>PBD/186/83</b>	Notified <b>17th May, 1983</b>
	Date <b>17th 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

Tel. 724755(Ext. 262/264)

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  
~~1963-1982~~ **PA/1.8.6/83**

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

Decision Order  
Number and Date **PA/701/83 30/3/83**

Register Reference No. **YA 177**

Planning Control No. ....

Application Received on **7/2/83**

Applicant **Kelland 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 Sites 1-24, incl. Road 17,  
35-119 incl. Road 14, and 2-16 incl. Road 5 Cherrywood, Nangor Road, Clondalkin.**

## 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.

2. That before the development is commenced, Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.

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.

That the proposed house be used as a single dwelling unit.

That a financial contribution in the sum of **£4,000 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.

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

Date: **17 MAY 1983**

**IMPORTANT: Turn overleaf 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

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 **£48,000. (forty eight thousand pounds)** 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 **cash of £30,000.** 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.

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. ...)

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DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

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

*PRD/1.8.6/83*

To: **Kallard House Ltd.,**  
**Springfield House, Blessington Rd.,**  
**Tallaght,**  
**Co. Dublin.**

Decision Order **PA/701/83** **30/3/83**  
Number and Date  
Register Reference No. **YA 177**  
Planning Control No.  
Application Received on **7/2/83**

Applicant **Kallard House 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 sites 1-24, incl. Road 17,  
35-47 incl. Road 13, and 2-16 incl. Road 2 Cherrywood, Kenger Road, Clonsilla.~~

CONDITIONS

REASONS FOR CONDITIONS

5. That all relevant conditions of Order No. PA/3174/80, (YA 1663) and Order No. PA/419/81, (Reg. Ref. YA 6317) be strictly adhered to in the development.
6. That all houses have a minimum front house building line of 25ft. and rear garden of 75ft.
7. That all houses fronting onto Road 3, have a minimum front building line of 30ft.
8. That a distance of 7ft. clear (R.3a) be provided between each terrace of houses.
9. That the road reservations affecting the site and which are indicated on Roads Department Map DRS 1700 be set out on site by the applicant and checked by Roads Department Engineer prior to commencement of development.
10. That the full length of the slot road from the new Kenger Road to the Canal be completed and handed over to the Council before 200 houses are completed on this site and the adjoining housing area to the east.
11. That the full length of the Local Distributor Roads and allroundments affecting the site be constructed by the Developer at his own expense. The north/south distributor road through the site (described as Road 5) to be constructed as far north as the existing carriageway of the New Kenger Road.

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

*Contd./.....*

Signed on behalf of the Dublin County Council:.....

*[Signature]*  
for Principal Officer

Date:.....

**17 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

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.

13. That a scheme of tree planting be provided throughout 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 Hanger Road including carriageway of 5ft. and 30ft. as required and footpath and verge on the southern side be completed prior to occupation of any houses on the Old Hanger Road.

16. The proposed public open space to be in accordance with the 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, 2 & 4, as shown on plan received in the Planning Department on 20th April, 1962, to be incorporated into the open space and to be developed as public open space and dedicated to the County 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 Environment's minimum room sizes and additionally an indication should be given as to the overall development of the estate in relation to different house types.

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

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.

