

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 15873	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2263								
1. LOCATION	Lands at Clover Hill (Raheen), Clondalkin. S										
2. PROPOSAL	Housing dev. of 330 houses										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 15.9.'76	<table border="1"> <thead> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> </thead> <tbody> <tr> <td>1. 12/11/76</td> <td>1. 25/11/76</td> </tr> <tr> <td>2. 24/1/77</td> <td>2. 27/1/77</td> </tr> </tbody> </table>	Date Further Particulars		(a) Requested	(b) Received	1. 12/11/76	1. 25/11/76	2. 24/1/77	2. 27/1/77
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1. 12/11/76	1. 25/11/76										
2. 24/1/77	2. 27/1/77										
4. SUBMITTED BY	Name Hurke O'Dea, Architects, Address 40, Fitzwilliam Place, Dublin, 2.										
5. APPLICANT	Name Panomark Limited, Address C/o 40, Fitzwilliam Place, Dublin, 2.										
6. DECISION	O.C.M. No. P/982/77 Date 25/3/77		Notified 25th March, 1977 Effect To Grant Permission								
7. GRANT	O.C.M. No. Date		Notified Effect								
8. APPEAL	Notified 22/4/77 Type 1st Party (Condt)		Decision 16/12/77 Effect Permission Granted								
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.											
16.											

Prepared by
 Checked by
 Ref. O.S. Sheet

Copy issued by Registrar.
 Date
 Co. Accts. Receipt No.

PL. 6/5/38599

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: K. 2263

APPEAL by Panomark Limited care of 40 Fitzwilliam Place, Dublin, against the decision made on the 25th day of March, 1977, by the Council of the County of Dublin deciding to grant subject to conditions a permission for housing development on a site at Cloverhill, Rahen, Clondalkin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for housing development on the said site in accordance with the plans and particulars lodged with the said Council on the 15th day of September, 1976, as amended by the plan lodged with the said Council on the 25th day of November, 1976, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are complied with, it is considered that the proposed development would not materially conflict with the planning authority's objectives for the area of which the site forms part, and that it would not otherwise be contrary to its proper planning and development.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The developers shall be responsible for the construction of the road connecting estate road number 3 to the existing distributor road to the west. This connecting road shall be constructed as soon as practicable in accordance with details to be agreed with the planning authority. Subject to condition number 2, this connecting road, when constructed, shall be the sole means of permanent access to the estate.</p> <p>2. The proposed temporary means of access to the site from the Palmerstown/Clondalkin road shall be closed off when the road referred to in condition number 1 has been constructed and is open to traffic, unless its continued use as an access has been agreed with the planning authority.</p>	<p>1. and 2. To ensure proper integration of the development with that of the rest of the Neillstown/Rowlagh area in accordance with the planning authority's Draft Action Plan for the area.</p>

Contd./..

Column 1 - Conditions

Column 2 - Reasons for Conditions

3. The layout of the part of the development traversed by an Electricity Supply Board power line shall be amended if necessary to meet the requirements of the said Board about distance of houses from the said line and from its supporting masts.

3. In the interests of public safety.

4. Areas shown as open space on the lodged plans (including the play-lots) shall be reserved for public use and shall be soiled, seeded, levelled, landscaped or otherwise treated in accordance with a scheme to be agreed with the planning authority and shall be available for use by residents on completion of the houses.

4. In the interests of the amenities of future residents of the estate.

5. The rear gardens of houses numbered 1 and 2 on the lodged plans shall be rectangular in shape; the common boundary shall be in line with the front garden common boundary and the east boundary of plot numbered 1 shall be parallel to the common boundary.

5. To ensure adequate back gardens for the houses in the interests of residential amenity.

6. The turning bay at the eastern end of road number 1 shall be extended eastwards so as to extend the road frontage of house number 39 to the eastern gable of the house.

6. To provide an adequate road frontage.

7. All public services for the proposed development, including electrical, communal television and telephone cables and equipment shall be located underground throughout the entire site.

7. In the interests of visual amenity.

8. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.

8. To ensure that adequate street lighting is provided in the interests of amenity and public safety.

9. Suitably capped and rendered screen walls, not less than 6 feet in height, shall be erected in locations to be agreed with the planning authority so as to screen rear gardens from public view particularly to the south-east of road number 8.

9. In the interests of privacy and residential amenity.

10. Roads, verges, footpaths and cul-de-sacs shall be constructed in accordance with the standard requirements of the planning authority.

10. To ensure a satisfactory standard for these parts of the development.

Column 1 - Conditions

Column 2 - Reasons for Conditions

11. The site shall be planted and landscaped in accordance with a scheme to be submitted to and agreed with the planning authority.

11. and 12. In the interests of visual amenity.

12. Hedges and mature trees on the site other than those whose removal is essential in connection with the development shall be preserved and protected during construction works. No trees shall be felled without the prior agreement of the planning authority.

13. The developers shall pay a sum of £45,450 to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The time and method of payment of the sum shall be agreed between the developers and the said Council before the development is commenced. Failing agreement, the time and method of payment shall be as determined by An Bord Pleanála.

13. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

14. Before the development is commenced the developers shall lodge with the County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, playlots, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developers or, failing such agreement, shall be as directed by An Bord Pleanála.

14. To ensure the satisfactory completion of the development.

JOHN S. CONWAY

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

Dated this 16th day of December 1977.



DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission ~~to~~ ^{Approve} Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date **P/982/77: 26/3/77**

Edmund Burke, Michael D'Don,

Register Reference No. **K.2263**

Architects,

Planning Control No. **15873**

40 Fitzwilliam Place,

Dublin 2.

Application Received on **15/9/76**
Addit. inf. rec'd **25/11/76** and
27/1/77

Applicant: **Penomark Limited.**

In pursuance of its functions under the above-mentioned Act 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 ~~to~~ ^{Approve} for

Proposed housing development - 330 houses and open space at Clover

Hill, Rahoon, Clondalkin Co. Dublin.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions

1. Subject to the conditions of this permission that the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.
3. No development to take place until evidence is given that the road access to the west of the site (as shown in the approved Action Plan) will be available to serve the proposed development. This road connection to be provided at no expense to the County Council.
4. No houses to be occupied before the road connection to the west has been constructed to the satisfaction of County Roads Engineer to provide access to community facilities and to provide permanent access to the site in accordance with the Action Plan for the area.
5. That proposed access to the site from the Palmerstown-Clondalkin Road be used for construction traffic only, and shall be closed off when the road to the west is available or at such later date as may be agreed in writing by the County Council and in any event before the occupation of any house on the site.
6. That houses on sites numbers 166-249 (incl) and 290-298 (incl) be omitted.
7. That houses on sites number 63-66 (incl) and 113-114 be omitted.
8. That house on site number 1 be omitted.

Reasons for Conditions

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. In the interest of the proper planning and development of the area.
4. In the interests of the proper planning and development of the area.
5. In the interests of road safety.
6. There are no drainage facilities available to serve these sites.
7. To comply with requirements of E.S.B. and to comply with provision of approved Action Plan for the area.
8. To comply with provisions of Approved Action Plan for the area. The site has inadequate rear garden dimensions.

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 3

Date: **25th March 1977.**

IMPORTANT: Turn overleaf for further information

Conditions

Reasons for Conditions

9. That houses on sites number 89 and 149 be omitted.

9. To comply with requirements of County Roads Engineer and comply with provisions of approved Action Plan for the area.

10. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority. Applicant to consult with the Sanitary Services Engineers before development commences on the site and comply with his requirements with regard to the phasing programme of the development.

10. In order to comply with the Sanitary Services Acts, 1878-1984.

11. That the applicant comply with the requirements of the County Roads Engineer. In this regard the required building line of 100-ft. from the proposed Motorway reservation to be complied with in this development, and that a 30-ft building line be maintained from the Palmerstown/Clonsilla Road.

11. In the interest of road safety.

12. Areas of land from which houses have been omitted due to lack of drainage and which do not form part of the permanent public open space shall be soiled, seeded and maintained as open space pending any future development.

12. In the interest of amenity.

13. That the areas to be shown as open space and play area be reserved as public open space and levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

13. In the interest of amenity.

14. That a suitable play lot be provided for in the course of the development.

14. In the interests of the proper planning and development of the area.

15. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the work.

15. To protect the amenities of the area.

16. That all public services to the proposed development including electrical, and telephone cables and equipment be located underground throughout the entire site.

16. In the interest of amenity.

17. That screen wall not less than 6-ft. high suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view.

17. In the interest of visual amenity.

The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

Continued/

Note:

for. Senior Administrative Officer.

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date **P/928/77; 25/3/77**

Edmund Burke & Michael O'Dea.,

Register Reference No. **K.2263**

**Architects,
40 Fitzwilliam Place,
Dublin 2.**

Planning Control No. **15673**

Application Received on **15/9/76**
Addit. Inf. rec'd **25/11/76** and **27/1/77.**

Applicant: **Parkmark Limited.**

In pursuance of its functions under the above-mentioned Act 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 housing development - 330 houses and open space at Clover Hill, Rahoon, Sandalvin, Co. Dublin.**

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
18. That details of the public lighting arrangements be submitted to and approved by the Council so as to provide street lighting to the standard required by the Council.	18. In the interest of public safety.
19. That all existing mature trees to be preserved where possible and protected where necessary by the erection of fencing.	19. In the interest of the proper planning and development of the area.
20. That all existing open drains and channels running through the major open space are to be piped and connected to the surface water drainage system for the housing scheme.	20. In the interest of the proper planning and development of the area.
21. That all open spaces, trees, shrubs and recreational facilities to be maintained regularly to a satisfactory standard until taken in charge by the County Council.	21. In the interest of the proper planning and development of the area.
22. A landscape plan and development programme together with a full work specific to be provided and agreed with the Parks Department before any development occurs on the site.	22. In the interest of the proper planning and development of the area.
23. That the stream shown on the northern boundary of the site be treated in accordance with the requirements of the County Council. In this regard the applicant should consult with the Parks Superintendent and comply with his requirements.	23. In the interest of the proper planning and development of the area.
24. That no builders yard, plant store or top soil dump shall be located on the area reserved as public open space.	24. In the interest of the proper planning and development of the area.
25. That a financial contribution in the sum of £5,500, (five thousand five hundred pounds) 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 the development; this contribution to be paid before the commencement of development on the site.	25. 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.

on behalf of the Dublin County Council:

for: **Senior Administrative Officer**

Form 3

Date: **25th March 1977**

IMPORTANT: Turn overleaf for further information

Conditions

Reasons for Conditions

26. 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, car-parks, sewers, watermain or drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £42,560 (forty two thousand, three hundred and sixty 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 spaces, car-parks, sewers, watermain and drains are taken-in-charge by the Council or/...

(b) Lodgement with the Council of £21,620, 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 anybody 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 any 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.

27. Each house to be used as a single dwelling unit.

28. The proposed arrangement of locating housing with a set back of 35/40 from the centre line of the 220kV overhead power lines is considered unacceptable from an amenity aspect both visual and ~~noise~~, and bearing in mind possible restraints on erection of T.V. Aerials and use of T.V. usage this distance should be increased to a minimum of 60-ft. from the cable line of the overhead 220kV line and the housing layout so amended.

26. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

27. To prevent unauthorised development.

28. In the interests of amenity.

Continued/...

for. Senior Administrative Officer.

Note:

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An appeal against the decision may be made to the Minister for Local Government. 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:-

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An appeal by the applicant for Outline Permission should be accompanied by this form.

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.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/~~Approval~~ Local Government (Planning and Development) Act, 1963

To:

Decision Order

Number and Date **9/202/77, 25/3/77**

K.2263

Register Reference No.

Planning Control No. **15873**

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Edmund Burke & Michael O'Don.,

Architects,

40 Fitzwilliam Place,

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Applicant: **Penonark Ltd.,**

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Proposed housing development - 330 houses and open space at Clover Hill, Rahen,

Clondalkin Co. Dublin.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
29. The lands proposed for public open space shall be aggregated in a suitable manner at the northern end of the site in one unit adjoin Collinstown Park and clearly indicated on the layout plan. (In this regard the areas shown as public open space and which comprise the building lines set back together with those indicated in play area adjoining the Palmerstown/Clondalkin Road do not comply with the Council's requirements.	29. In the interest of amenity.
30. The total number of houses within the development area shown shall not exceed 230 houses.	30. To comply with the requirements of the Development Plan.
31. No development shall take place until a layout plan, amended as required by the above conditions, has been submitted and agreed in writing by the Planning Authority.	31. To ensure that the development shall be in accordance with the permission.

on behalf of the Dublin County Council:

For:

Senior Administrative Officer

Form 3

Date:

25th March 1977

IMPORTANT: Turn overleaf for further information