

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  XA.2384.
1. LOCATION	Section 1, Knockmitten, Monastery Road, Clondalkin. <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Change of house types & minor adjustments to approved layout.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	29.12.1982.	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> 1. ....  2. .... </div> <div style="width: 48%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name Kelland Homes Limited. Address Springfield House, Blessington Road, Tallaght.		
5. APPLICANT	Name as above. Address		
6. DECISION	O.C.M. No. PA/402/83 Date 28th Feb., 1983		Notified 28th Feb., 1983 Effect To grant permission
7. GRANT	O.C.M. No. PBD/121/83 Date 14th April, 1983		Notified 14th April, 1983 Effect Permission granted
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 .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

P/1.21/83

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, 1963-1982.

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

Decision Order **PA/402/83:** **28/2/83.**  
Number and Date **XA 2384**  
Register Reference No. ....  
Planning Control No. ....  
Application Received on **29/12/82**

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

**Proposed change of house types and minor adjustments to approved layout on**

**Section 1, Knockmitten, Monastery Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
1.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. 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.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA 1367) 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.	4. 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 **14 APR 1983**

IMPORTANT: Turn overleaf for further information.

Date: .....

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 ~~£60,000 (sixty thousand pounds)~~ <sup>£35,000</sup>

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.

- (b) Lodgment with the Council of <sup>a cash sum of</sup> £35,000. 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) 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.

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. ...)

*[Handwritten signature]*

# DUBLIN COUNTY COUNCIL

PA/1.21/83

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, 1962-1976-1982.

To: **Kelland Homes Ltd.,**

Decision Order  
Number and Date **PA/402/83: 28/2/83.**

**Springfield House,**

Register Reference No. **XA 2384**

**Blessington Road,**

Planning Control No. ....

**Tallaght, Co. Dublin.**

Application Received on **29/12/82**

**Kelland Homes Ltd.**

Applicant

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

**Proposed change of house types and minor adjustments to approved layout  
on Section 1, Knockmitten, Monastery Road, Clondalkin.**

### CONDITIONS

### REASONS FOR CONDITIONS

5. 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 works.

5. To protect the amenities of the area.

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

6. In the interest of amenity.

7. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.

7. In the interest of amenity and public safety

8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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

~~That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.~~

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

9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

(Contd . . .)

Signed on behalf of the Dublin County Council:

for Principal Officer

**IMPORTANT: Turn overleaf for further information.**

Date: **14 APR 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.

# CONDITIONS

# REASONS FOR CONDITIONS

10.

That all watermain tapings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

11.

That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

12.

That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

13.

~~That 1.7 acres of public open space be provided to serve this development within the 4acre area of public open space to the north of the site and indicated on drawing L.A.K.O.~~

14.

That a landscape plan for the public open space area referred to in condition 13 and the area of public open space at the south of the site shall be submitted to and agreed with the Parks Superintendent prior to the commencement of development. This ~~plan~~ plan to include provision for regrading drainage, topsoiling, seeding, tree and shrub planting, <sup>planting</sup> at screen walls, street tree planting, hard surface treatment of selected areas, fully equipped playlots with hard surface base and pedestrian path ~~circulation~~ <sup>or</sup> a financial contribution of £300. per house in respect of the houses located west of the Distributor Road to be paid to the County Council on a phased basis in relation to the development of the open space in lieu of the landscape plan. In this case the open space to be dedicated to the County Council as public open space prior to the commencement of development works.

10.

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.

11.

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

12.

In the interest of visual amenity.

13.

In the interest of residential amenity.

14.

In the interest of visual amenity.

Cont..

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

Decision Order  
Number and Date **PA/402/83: 28/2/83.**  
Register Reference No. **XA 2384**  
Planning Control No. ....  
Application Received on **29/12/82**

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

**Proposed change of house types and minor adjustments to approved layout on**  
**Section 1, Knockmitten, Monastery Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
15. That the areas of public open space be fenced off and protected during site development work works. These areas shall not be used as sites for the storage of building materials, soil, rubble etc.	15. In the interest of amenity.
16. That the location of builders compound sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.	16. In the interest of the proper planning and development of the area.
17. That the developers agree the specific treatment of the area of public open space at the Monastery Road entrance to the estate with the Parks Department.	17. In the interest of the proper planning and development of the area.
18. That the internal roads and roundabouts, including the main distributor road through the site be constructed to the requirements of the Roads Department. Longitudinal sections of all roads and roundabouts to be submitted to the Roads Department for approval prior to the commencement of development.	18. In order to comply with the requirements of the Roads Department.
19. That details of the gradients of driveways fronting onto access road Q-N be agreed with the Roads Department prior to the commencement of development.	19. In order to comply with the requirements of the Roads Department.
	(Contd.....)

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

*[Signature]*  
For Principal Officer

Date **14 APR 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.

20. That the road works at the Monastery Road roundabout including the provision of an access to the SIAC site be carried out to the satisfaction of the Roads Department. The developers to be responsible for the cost of all the roadworks in the vicinity which facilitate the development of the site for housing. Provision shall be made for the continuous flow of traffic along Monastery Road whilst these roadworks are being carried out so as to avoid possible traffic hazard and congestion in accordance with the requirements of the Roads Department. In this respect the construction of this roundabout must be completed prior to the commencement of development of the estate.

21. That deflection islands for all roundabouts and proper road markings to be provided to the requirements of the Roads Department. Details to be agreed with the Roads Department prior to the commencement of development.

22. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-west of the site if and when required.

23. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-

- a. The first contribution of drainage from the developments shall not be discharged before Spring 1983.
- b. The development of each site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.

24. That all relevant conditions of Order No. PA/271/82, (Reg. Ref. WA 1367) be strictly adhered to in the development.

25. That a minimum separation of 7'6" be provided between each house, pair of houses or terrace of houses.

26. That a minimum front garden depth of 25' and rear garden depth of 35' be provided for all houses.

20. In order to comply with the requirements of the Roads Department.

21. In order to comply with the requirements of the Roads Department.

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

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

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

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

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

(Cont.....)



PRV / 1.21 / 83

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PLANNING DEPARTMENT,  
BLOCK 2,  
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LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Permission/Approval

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

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

Decision Order  
Number and Date **PA/402/83: 28/2/83.**  
Register Reference No. **XA 2384**  
Planning Control No. ....  
Application Received on **29/12/82.**

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

**Proposed change of house types and minor adjustments to approved**  
**Layout on Section 1, Knockmitten, Monastery Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
<p>27. That no development take place on foot of this permission until such time as the documentation to the satisfaction of the Council has been submitted to the Council with regard to the ceding free of charge of the 18 acres amenity open space area adjacent to the Western Parkway and shown lodged plan LAKO.</p> <p>28. That the proposed houses be used as single dwelling units.</p> <p>29. That the proposals for surface water drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-</p> <p>a. The applicants shall at their own expense construct the final outfalls to the proposed realigned Cammock River or alternatively shall pay the full cost of laying same to the Council who will lay the said section on their behalf. In the former case the applicants shall lodge written permission of the owners of lands, not in their ownership, to enter and lay sewers on their premises and shall obtain on the Council's behalf a wayleave 10 metres width centred on the said pipe lines for maintenance purposes when the sewer shall be taken in charge by the Council.</p> <p style="text-align: right;">(Cont....)</p>	<p>27. To ensure a satisfactory standard of development.</p> <p>28. To prevent unauthorised development.</p> <p>29. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p style="text-align: right;">(Cont....)</p>

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

*[Signature]*  
For Principal Officer

Date **14 APR 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.



29. cont.....

b. Before any building work shall be put in hand, the  
a applicants shall pay a contribution towards the  
realignment of the Cammock River to the County  
Council. The ~~xxxxx~~ amount of which shall be  
agreed with the Sanitary Services Department.

30. That the proposals for water supply in accordance with the requirements of the Sanitary Services Department in relation to the laying of 600mm water main to serve the site. Applicants to pay a deposit to Dublin County Council for the laying of the watermain across land not in the applicants control.

31. That the developer shall construct and maintain to the Council's standard for taking in charge, all the roads, including footpaths verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

**NOTE:-**

The applicants attention is drawn to the fact that the County Council is unlikely to grant permission for more than 20% of the small dwellings (ie. 2 bedroom) in the overall development at this location. The development as proposed in this application provides for approx. 28% of this dwelling type. Subsequent applications in this vicinity should, therefore, redress this imbalance so that there is a maximum of 20% of this dwelling type in the overall development.

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

31. In the interest of the proper planning development of the area.

