

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 2199.
1. LOCATION	Kennelsfort Road, Palmerstown, D.20. S		
2. PROPOSAL	74 terraced houses in lieu of 54 semi-detached houses already permitted.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 2/12*1982.	Date Further Particulars
			(a) Requested 1 Time ext. up to & incl. 3/3/83 2.
(b) Received 1. 2.			
4. SUBMITTED BY	Name J.S. Deane, Arch. Address 24, Oakley Court, Oakley Rd., Ranelagh, D.6.		
5. APPLICANT	Name Sibra Building Company Limited. Address 49, Clontarf Road, D.3.		
6. DECISION	O.C.M. No. PA/419/83		Notified 3rd March, 1983
	Date 3rd March, 1983		Effect To grant permission
7. GRANT	O.C.M. No. PBD/121/83		Notified 14th April, 1983
	Date 14th April, 1983		Effect Permission granted,
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
 Checked by

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

LOCAL GOVERNMENT (ROADS AND MOTORWAYS) ACT, 1974

NOTICE OF MODIFICATION OF PLANNING PERMISSION UNDER SECTION 8 OF THE ACT

To: Dublin Cemeteries Committee,
Finglas Road,
Glasnevin,
Dublin 11.

PLANNING PERMISSION ORDER NO. PBD/121/83 DATED ..14/4/1983.....

REGISTRY REFERENCE NO.XA..2199.....

1. The County Council of the County of Dublin have made a Scheme pursuant to Section 4 of the Local Government (Roads and Motorways) Act, 1974 which is about to be submitted to the Minister for the Environment for approval. A copy of the Scheme and the relevant map may be seen at 2/3 Parnell Square, Dublin 1 between the hours of 9.30 am. to 12.30 pm and 2.00 pm. to 4.30 pm. on the normal working days of the road authority.

2. As the lands which are the subject of the above mentioned grant of planning permission are affected by the Scheme, i.e. Plot Nos. 65.b, 74.p as indicated on Drawing Nos. SLA.165/85, SLA.213/85. And as the permitted development has not commenced/is not completed you are hereby notified that the grant of planning permission is hereby modified to the following extent:-

By the inclusion of an additional condition stating:-

23. That no access shall be permitted to lands required for the motorway scheme.
REASON: To facilitate the construction of the proposed western parkway motorway.

3. The Minister may not approve the Scheme until he has caused a public local enquiry to be held into all matters relating to it and has considered the report of the enquiry and any objections made to the Scheme which have not been withdrawn.

4. Written objections to the Scheme may be lodged with the Minister for the Environment and should be addressed to the Minister for the Environment at the Custom House, Dublin 1, so as to reach him before the 6th day of September 1985.

DATED THIS 25th DAY OF July 1985.

: Alan Carthy
SENIOR ADMINISTRATIVE OFFICER.

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

To: J.S. Deane,
24, Oakley Court,
Oakley Road,
Ranelagh, Dublin 6.
Applicant Sibra Building Co. Ltd.

Decision Order PA/419/83, 3/3/'83
Number and Date
Register Reference No. XA.2199
Planning Control No.
Application Received on 2 /12/'82
Time ext. up to. 3/3/'83

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

Proposed 74 terraced houses in lieu of 54 semi-detached houses already approved at
Kennelsfort Road, Palmerstown.

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>2. Bye-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 dwelling house.</p> <p>3. That a financial contribution in the sum of £54,290. 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>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>2. 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

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

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 **£45,000.**

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 **cash sum 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.

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. ...)

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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, 1963-1982

To: **J.S. Deane,**
24, Oakley Court,
Oakley Road,
Ranelagh, Dublin 6.

Decision Order Number and Date **PA/419/83, 3/3/'83**

Register Reference No. **KA.2199**

Planning Control No.

Application Received on **2/12/'83**
Time ext. up to. **3/3/'83**

Applicant **Sibra Building Co. Ltd.**

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

Proposed 74 terraced houses in lieu of 54 semi-detached houses already approved at Kennelsfort Road, Palmerstown.

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 area shown as open space on the site plan be reserved and kept open to the satisfaction of the County Council and be used only for recreation or sports purposes.	That the area shown as open space on the site plan be reserved and kept open to the satisfaction of the County Council and be used only for recreation or sports purposes.
That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(Contd . . .)

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

for Principal Officer

14 APR 1983

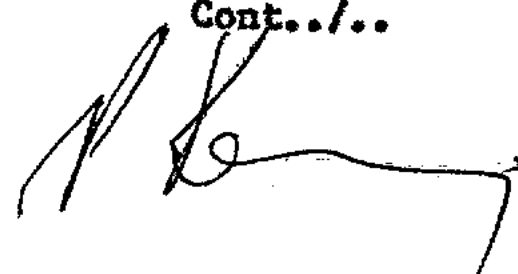
Date:

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
<p>9. That all watermain tappings 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.</p> <p>10. 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.</p> <p>11. 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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.</p> <p>12. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. Foul drainage facilities will not be available pending the completion of the Johnstown pumping station. No house or shop to be occupied until drainage facilities are available. Applicant to consult with Sanitary Services Department re proposed invert levels and outfall point. In relation to surface water drainage applicant to consult with Sanitary Services Department and agree proposed outfall to public sewer and piping of ditch along site boundary. In relation to water supply watermain layout must be submitted for approval of Sanitary Services Department.</p> <p>12. That the reservation for the proposed Distributor Road affecting the site be set out by the applicant and checked by the Roads Engineer prior to commencement of development.</p> <p>14. That each house be used as a single dwelling unit.</p> <p>15. That a minimum of 7'6" be provided between each separate dwelling.</p>	<p>9. 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.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In the interest of visual amenity.</p> <p>12. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. To prevent unauthorised development</p> <p>15. In the interest of the proper planning and development of the area.</p>

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.....J.S. Deane,
.....24, Oakley Court,
.....Oakley Road,
.....Ranelagh, Dublin 6.

Decision Order
Number and DatePA/419/83, 3/3/'83
Register Reference No.XA.2199
Planning Control No.
Application Received on2/12/'82
Time ext. up to.3/3/'83

Applicant:.....Sibra Building Co. Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
.....
Proposed 74 terraced houses in lieu of 54 semi-detached houses already approved at.....
.....
Kennelsfort Road, Palmerstown.

CONDITIONS	REASONS FOR CONDITIONS
16. That a temporary access to be provided from the housing access road to the existing access to the cemetery. Applicant to consult with Planning Authority regarding location of this access.	16. In the interest of the proper planning and development of the area.
17. That houses on sites 63-74 incl. be omitted from the development and the area be provided as public open space.	17. In the interest of visual amenity the proper planning and development of the area.
18. That a detailed landscape plan, including specification and Bill of Quantities in relation to the area of public open space indicated on the submitted plan and the area of public open space referred to in Condition 17, be submitted to and agreed with the Parks Department prior to the commencement of development. A scheme of street tree planting is also to be submitted to and agreed with the Parks Department. On reaching agreement for both schemes they shall be fully implemented.	18. In the interest of amenity
19. That the internal arrangement of the bedrooms be altered by extending bedroom 3 so that it has a minimum area of 6.5 sq.m. (70 sq.ft.) Details to be submitted to the Planning Authority for agreement prior to the commencement of development.	19. In the interest of amenity.
20. That the site for the Community Centre indicated on the submitted plans and including associated car parking area be ceded free of charge to the County Council as soon as alternative temporary access arrangements are available for the cemetery.	20. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

14 APR 1983

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.

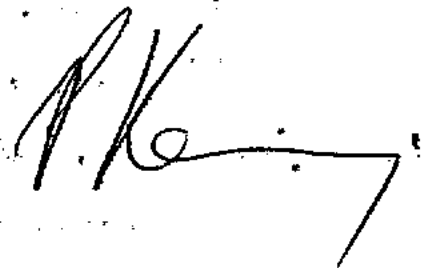
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21. That an 8' screen wall suitably capped and finished be provided along the boundary of the site with the Distributor Road.

22. That the developmen 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.

21. In the interests of residential amenity and privacy.

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

A handwritten signature, possibly reading 'P. K. ...', is written in dark ink. The signature is stylized and appears to be a personal or official mark.

XA.2199

28th January, 1983.

J.S. Deane,
24, Oakley Court,
Oakley Road,
Ranelagh,
Dublin 6.

Re: P.C. No. 9493: Proposed 74 terraced houses in lieu of 54 semi-detached houses already permitted at Kennelsfort Road, Palmerstown for Sibra Building Co. Ltd.

Dear Sir,

With reference to your planning application received here on 2/12/'82 (letter for extension period received 27th January, 1983), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 3/3/'83.

Yours faithfully,


For Principal Officer