

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE <b>86A/1322</b>
1. LOCATION	Sites 47 - 85 (odd nos) Road 8 Woodford, Monastery Road Clondalkin		
2. PROPOSAL	Revision of house type		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	16 Sept 1986	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  .....  2. .... </div> <div style="width: 45%;"> 1. ....  .....  2. .... </div> </div>
4. SUBMITTED BY	Name J. Shannon Kelland Homes Ltd		
	Address Monastery Road, Clondalkin		
5. APPLICANT	Name Kelland Homes Ltd		
	Address Monastery Road, Clondalkin		
6. DECISION	O.C.M. No. P/4151/86		Notified 13th Nov., '86
	Date 12th Nov., '86		Effect To grant permission
7. GRANT	O.C.M. No. P/4798/86		Notified 22nd Dec., 1986
	Date 22nd Dec., 1986		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 .....		Copy issued by ..... Registrar.	
Checked by .....		Date .....	
		Co. Accts. Receipt No .....	

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P/4798/86

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Acts, 1963-1983

To Mr. J. Shannon,

Decision Order

Number and Date P/4151/86 - 12/11/86

Register Reference No. 86A-1322

Planning Control No.

Application Received on 16/9/86

Kelland Homes Ltd.,

Monastery Road,

Clondalkin, Dublin 22.

Applicant Kelland Homes Ltd.

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

revision of house type on previously approved layout at Woodford, Monastery Road,  
Clondalkin, Dublin 22.

## CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, on the 16th September, 1986 and as amended on the 20th October, 1986, save as may be required by the other conditions attached hereto.
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. That the arrangements made for the payment of the financial contribution in the sum of £320,200.00 in respect of the overall development be strictly adhered to.
4. That no development under any permission granted pursuant to this decision be commenced until security in respect of the overall development, 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, Watermains or Drains has been given by:-

## 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. 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.
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.

Signed on behalf of the Dublin County Council

For Principal Officer

Date 22 DEC 1986

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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4. Contd./.....

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £250,000.00 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, Car parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or/.....
- b. Lodgement with the Council of Cash sum of £100,000. 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 specifications.  
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 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.

Contd./.....



22 DEC 1986

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GRANT OF  
PERMISSION

P/4798/86

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To Mr. J. Shannon,

Decision Order

Number and Date P/4151/86 - 12/11/86

Kelland Homes Ltd.,

Register Reference No. 86A1322

Monastery Road,

Planning Control No.

Clondalkin, Dublin 22.

Application Received on 16/9/86

Applicant Kelland Homes Ltd.


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

revision of house type on previously approved layout at Woodford, Monastery Road,  
Clondalkin, Dublin 22.

### SUBJECT TO THE FOLLOWING CONDITIONS

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.
<del>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.</del>	<del>XXXXXX</del>
<del>That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</del>	<del>XXXXXX</del>
<del>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.</del>	<del>XXXXXX</del>
8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	8. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

(Contd. . . .)  
  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 22 DEC 1986

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

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REASONS FOR CONDITIONS

9. That all watermain tapplings, 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.
- 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.
- 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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
- 12 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, watermain or drains forming part of the development, until taken in charge by the Council.
13. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purposes of site compounds or for the storage of plant, materials or spoil.
14. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the Estate and incidental areas of public open space with full works specifications shall be submitted and agreed with the Parks Superintendent prior to the commencement of development. This plan to include provision for regrading, drainage, topsoiling, seeding, tree and shrub planting, hard surface treatment of selected areas, fully equipped playlots with hard surface base and pedestrian path circulation or a financial contribution of £300.00 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 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.

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.
- 10 In the interest of the proper planning and development of the area.
- 11 In the interest of visual amenity.
- 12 In the interest of the proper planning and development of the area.
13. To protect the amenities of the area.
14. In the interest of visual amenity.

contd./.....

22 DEC 1986

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Register Reference No. 86A-1322  
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revision of house type on previously approved layout at Woodford, Monastery Road,  
Clondalkin, Dublin 22.

### CONDITIONS

15. That the precise locations of the boundary of the open space with the Neighbourhood Centre site and reserved site be the subject of agreement with the Planning Authority.
16. That the treatment of the boundary between the public open space and the Neighbourhood Centre and adjoining sites be the subject of agreement with the Planning Authority. A dwarf wall should be provided on this location.
17. That the location of builders compounds sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.
18. That the developers agree the specific treatment of the areas of public open space at the Monastery Road entrance to the Estate with the Parks Department.

### REASONS FOR CONDITIONS

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

Contd. /.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date 22 DEC 1986

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.

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.

20. 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.

21. That the following conditions of Order No. PA/271/82 (Reg. Ref. WA.1367) in respect of the overall development be strictly adhered to in the development. Nos. 15, 20, 23, 24, 26, 27, 29, 30(c), 31, 32.

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

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

24. That no development take place on foot of this permission until such time as documentation, to the satisfaction of the Council, has been submitted to the Council with regard to ceding free of charge of 18 acres amenity open space area adjacent to the western parkway and shown hatched in green on lodged plan LAKO.

25. That an additional Financial Contribution of £1,000 per house (Total £3,000) be paid to Dublin County Council as a contribution towards the provision of public open space to serve the three additional houses over and above the numbers granted permission under Reg. Ref. XA.847 and XA.848 on this part of the Estate.

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

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

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

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

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

24. To ensure a satisfactory standard of development.

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



22 DEC 1986