

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE 86A/1321
1. LOCATION	Sites 37-67 (odd nos) Road 22 Woodford Monastery Road Clondalkin	
2. PROPOSAL	Revision of house type	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	16 Sept 1986
	(a) Requested	Date Further Particulars (b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name J. Shannon Address Monastery Road, Clondalkin	
5. APPLICANT	Name Kelland Homes Ltd Address Monastery Road, Clondalkin	
6. DECISION	O.C.M. No. P/4150/86	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 .....

Checked by .....

Copy issued by ..... Registrar.

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) Act, 1963 ~~1953~~ 1983

To .....  
**J. Shannon,**  
 .....  
**Kelland Homes Ltd.,**  
 .....  
**Monastery Road,**  
 .....  
**Clondalkin, Dublin 22.**  
 Applicant .....  
**Kelland Homes Ltd.**

Decision Order  
 Number and Date ..... **P/4150/86, 12/11/'86**  
 Register Reference No. .... **86A/1321**  
 Planning Control No. ....  
 Application Received on ..... **16/9/'86**  
 Floor area. ... **1,614 sq.m.**

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

XXXXXX

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

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, on the 16/9/'86, and as amended on the 20/10/'86, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That the arrangements made for the payment of the financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA.1367) 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; be strictly adhered to in respect of this development.</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>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.</p>

CONT/.....

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

*[Signature]*  
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.

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, Car Parks, Sewers, Watermains or Drains has been given by:-

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.

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.

  
CONT/.....

22 DEC 1986

# 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, 1963-1982

To **q. Shannon,** Decision Order Number and Date **P/4150/86, 12/11/'86**  
**Kelland Homes Ltd.,** Register Reference No. **86A/1321**  
**Monastery Road,** Planning Control No. \_\_\_\_\_  
**Clondalkin, Dublin 22.** Application Received on **16/9/'86**  
**Kelland Homes Ltd.** Floor area. **1,614 sq.m.**


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

**Proposed 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.
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 be levelled, landscaped and to be available for use by residents on completion of their dwellings.	In the interest of 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. <b>In this regard, no building to be constructed within 5 metres of a main surface water or foul sewer.</b>	9. 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

## REASONS FOR CONDITIONS

10. 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.
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 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.
14. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

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 the proper planning and development of the area.
14. To protect the amenities of the area.

Contd/....



# DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

P/4798/86

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

tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval

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

To J. Shannon,  
Kelland Homes Ltd.,  
Monastery Rd.,  
Clondalkin, Dublin 22  
Applicant Kelland Homes Ltd.

Decision Order  
Number and Date P/4150/86 12.11.86  
Register Reference No. 86A/1321  
Planning Control No. ....  
Application Received on 16.9.86  
Floor Area: 1614 sq.m.

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

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

CONDITIONS	REASONS FOR CONDITIONS
15. That the location of the 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.	15. In the interest of the proper planning and development of the area.
16. 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.	16. In order to comply with the requirements of the Roads Department.
17. 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.	17. In order to comply with the requirements of the Roads Department.
18. That a minimum separation of 7'6" to be provided between each terrace of houses.	18. In the interest of the proper planning and development of the area.
19. That a minimum front garden depth of 25ft. and rear garden depth of 35ft. be provided for all houses.	19. In the interest of the proper planning and development of the area.

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

*[Signature]*  
For Principal Officer

Contd/..

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.

20. That the proposals for water supply be 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 water main across land not in the applicants control. In this regard the 300mm. main is sufficient to provide a water supply for two years at which time the 600mm. main must be laid.

21. That no houses be occupied in this estate until such time as the 300ft. wide strip of public open space amenity lands referred to in Condition No. 14 of Reg. Ref. WA/1367 has been ceded to the County Council.

22. That a financial contribution of £300. per house in respect of each house be paid to the County Council on a phased basis in respect of all the development of the open space generated by the development to the east of the Local Distributor Road. This contribution to be paid prior to the commencement of development.

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

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.



22 DEC 1986