

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/759
1. LOCATION	Sites 54, 54A, 56, Road 18 Woodford, Monastery Road, Clondalkin.		
2. PROPOSAL	Revised layout to provide one additional house.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
			(b) Received
			1. 25th July, 1986
			1. 27th Aug., 1986
			2.
			2.
4. SUBMITTED BY	Name J. Fitzpatrick Address Kelland Homes Ltd, Monastery Road, Clondalkin.		
5. APPLICANT	Name Kelland Homes Ltd Address Monastery Road, Clondalkin.		
6. DECISION	O.C.M. No. P/2026/86		Notified 23rd Oct., '86
	Date 23rd Oct., '86		Effect To grant permission
7. GRANT	O.C.M. No. P/4577/86		Notified 4th Dec. 1986
	Date 4th 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

Date

Co. Accts. Receipt No

Registrar.

86A/759

Mr. J. Fitzpatrick,
Kelland Homes Ltd.,
Monastery Road,
Clondalkin,
Dublin 22.

18th February, 1987

re/ Revised layout to provide one additional house at Sites, 54,
54A and 56, Road 18, Woodford, Monastery Road, Clondalkin for
Kelland Homes Ltd.

Dear Sir,

I refer to your recent enquiry in relation to the order number used in the Decision to Grant Permission in respect of the above proposal.

I wish to confirm that the correct number used was P/4026/86 dated 23rd October, 1986 and not P/2026/86 dated 23rd October, 1986 which may have appeared.

Any inconvenience caused is regretted.

Yours faithfully,


for PRINCIPAL OFFICER

(PK/JK)

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

P/4577/86

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act, 1983

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

Decision Order
Number and Date **2026**
P/2026/86 - 23/10/86
Register Reference No. **86A-759**
Planning Control No.
Application Received on **29/5/86**
Add. Info. Rec'd: **27/8/86**

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

revised layout to provide one additional house at Sites 54, 54A and 56, Road 18, Woodford, Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
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.	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 be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the arrangements made for the payment of the financial contribution in the sum of £320,000.00 in respect of the overall development be strictly adhered to.	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

Date **4 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.

Form A1—Future Print Ltd.

5. 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:-

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 £100,000.00 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.

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

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

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

6. To protect the amenities of the area.

7. In the interest of amenity:

AK

Contd./.....

4 DEC 1986

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/4577/86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

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

Decision Order
Number and Date **P/2026/86 - 23/10/86**
Register Reference No. **86A-759**
Planning Control No.
Application Received on **29/5/86**
Add. Info. Rec'd: **27/8/86**

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

**revised layout to provide one additional house at Sites 54, 54A and 56, Road 18,
Woodford, Monastery Road, Clondalkin.**

CONDITIONS	REASONS FOR CONDITIONS
17. 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 at this location.	17. In the interest of the proper planning and development of the area.
18. 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. In the interest of the proper planning and development of the area.
19. 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.	19. In the interest of the proper planning and development of the area.
20. 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. In order to comply with the requirements of the Roads Department.
21. The 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. In order to comply with the requirements of the Roads Department.

Signed on behalf of the Dublin County Council

For Principal Officer

Date **4 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.

Form A1—Future Print Ltd

P / 4 5 7 7 / 8.6

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.

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

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

25. 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.

26. That an additional financial contribution of £8,000.00 be paid to Dublin County Council as a contribution towards the provision of public open space to serve the eight additional houses over and above the numbers granted permission under Reg. Refs. XA 847, XA 848 on this part of the Woodford Development.

27. That a setback of 7.5m be maintained from Road No. 17.

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

25. To ensure a satisfactory standard of development.

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

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

PK

4 DEC 1986

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

P/4577/8.6

Notification of Grant of Permission/Approval

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

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

Decision Order
Number and Date **1016**
P/2026/86 - 23/10/86
Register Reference No. **86A-759**
Planning Control No.
Application Received on **29/5/86**
Add. Info. Rec'd: **27/8/86**

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

revised layout to provide one additional house at Sites 54, 54A and 56, Road 18,
Woodford, Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
8. 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.	8. In the interest of amenity and public health.
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.
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.	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. 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. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **4 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.

Form A1-Entire Print 1 of 1

12. That screen walls in brick 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, openspace, 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.

15. 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. 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.

16. 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.

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.

15. In the interest of visual amenity.

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

contd./.....

4 DEC 1986

J. Fitzpatrick,
Kelland Homes Ltd.,
Monastery Road,
Clondalkin,
Dublin 22.

86A/759

25/7/'86

Re: Proposed revised layout to provide one additional house at Sites 54, 54A, and 56, Road 18, Woodford, Monastery Road, Clondalkin for Kelland Homes Ltd.

Dear Sir,

With reference to your planning application, received here on 29/5/'86, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Under a recent application for revised house types/increased density at this location (Reg. Ref. 85A/863) a total of twentyeight housing units were granted permission, representing an increase of seven housing units over that approved under the original permission for house types in this estate (Reg. Ref. XA.847 refers). The site plan lodged with this application (scale 1:1000) would appear to indicate that the minimum separation of 7' 6" between each pair of houses is likely to be infringed (condition no. 22 of 85A/863). The applicant is requested to confirm whether this separation requirement can be provided on this road. In this regard, the applicant shall submit a revised site plan on a scale of not less than 1:500, which clearly indicates the required separate distance on this road.

2. The applicant is requested to clarify whether the minimum building line setback of 7.5m. from road 17 can be maintained.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer