

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/758
1. LOCATION	Sites 1, 3, 5 Road, 2 Woodford, Monastery Road, Clondalkin.		
2. PROPOSAL	Revised layout and change of house type.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 29 May 1986	Date Further Particulars
			(a) Requested 1. 25th July, 1986 2.
<div style="display: flex; justify-content: space-between;"> <div>(b) Received 1. 2.</div> </div>			
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/2233/87	Notified 2nd July, 1987
	Date	2nd July, 1987	Effect To Grant Permission.
7. GRANT	O.C.M. No.	P/2863/87	Notified 14th August 1987
	Date	14th August 1987	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

Tel. 724755 (ext. 262/264)

P/2863/87

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

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

To **Mr. Joseph Shannon,**
Kelland Homes Ltd.,
Monastery Road,
Glondalkin, Dublin 22.

Applicant

Kelland Homes Ltd.

Decision Order

Number and Date **P/2233/87, 2/7/87**

Register Reference No. **84A/758**

Planning Control No.

Application Received on **29/5/86**

Floor area. **300 sq.m.**

Additional info recd. 5/5/87

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

Proposed revised layout and change of house type on Sites 1, 3 and 5, Road 2, Woodford
Monastery Road, Glondalkin.

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 19th 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 £320,000. 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

CONT/.....

Thur
For Principal Officer

Date

14 AUG 1987

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.

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £250,000. 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, 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.

T. MuA

14 AUG 1987 CONT/.....

P / 28.63 / 87

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T. Muir

14 AUG 1987

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GRANT OF PERMISSION

P/28.63/87

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

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

Decision Order
Number and Date **P/2233/87, 2/7/'87**

Register Reference No. 80A/758

[illegible]

Application Received on 29/5/86
Floor area. 300 sq.m.

additional 1-1/2 hrs. 5/5/87

SUBJECT TO THE FOLLOWING CONDITIONS

(Contd. . . .)

For Principal Officer

14 AUG 1987

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

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.
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 purpose of site compounds or for the storage of plant, materials or spoil.
14. 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.
15. 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.

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

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AUG 1987

T. Muff

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

CONT/.....

AUG 1987

T. Muff

DUBLIN COUNTY COUNCIL

P/28.63/87

Tel. 724755 (ext. 262/264)

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: **Mr. Joseph Shannon,**
Kelland Homes Ltd.,
Monastery Road,
Clondalkin, Dublin 22.
Applicant: **Kelland Homes Ltd.**

Decision Order
Number and Date: **P/2233/87, 2/7/87**
Register Reference No. **86A/758**
Planning Control No.
Application Received on **29/5/86**
Floor area **300 sq.m.**
additional info recd. 6/6/87

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

Proposed revised layout and change of house type on Sites 1, 3 and 5, Road 2, Woodford
Monastery Road, Clondalkin;

CONDITIONS	REASONS FOR CONDITIONS
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 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. No.'s 15, 20, 23, 24, 27, 29, 30(c), 31, 32.	18. In the interest of the proper planning and development of the area.

Cont...

Signed on behalf of the Dublin County Council

T. Muir
For Principal Officer

Date **14 AUG 1987**

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.

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

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

21. 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.

22. That an additional financial contribution of £1,000. be paid to Dublin County Council as a contribution towards the provision of public open space to serve the additional house over and above the numbers granted permission under Reg. Ref. XA.847 and XA.848 on this part of the estate.

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

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

21. To ensure a satisfactory standard of development.

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

T. Muth

14 AUG 1987

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

86A/758

25/7/'86

Re: Proposed revised layout and change of house type on Sites 1, 3 and 5,
Road 2, 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. The house plan lodged with this application indicate a total of 4 bedrooms, two of which are below Department of Environment minimum standards. The applicant is requested to clarify whether bedroom sizes can be increased to meet Department of Environment minimum standards. In this regard the minimum area for single bedrooms is 6.5 sq.m. and for double bedrooms 10.2 sq.m.
2. Under the original permission for house types on this road, 14 semidetached dwellings were approved. The current proposal forms part of unapproved revision of 19 housing units, an increase in density of some 5 units and a change of house type to terraced type construction. This revision has not been approved by the Planning Authority. Such an increase in house numbers would be most undesirable, having regard to the fact that additional public open space has not been provided and also the fact that it is likely that the adjoining land will be developed for residential development. The layout as now proposed would have a prejudicial effect on the adjoining undeveloped land in that it would dictate a development of blocks of 4 houses and 6 houses as shown on applicants layout. The applicant is asked to clarify his intentions with regard to the ultimate layout of this area.

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

Yours faithfully,


for Principal Officer