

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86/A748
1. LOCATION	Sites 14-88 Cherrywood Cres., Nangor Road, Clondalkin, Road (5)		
2. PROPOSAL	Minor revisions to approved layout and revised house type		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	28th May, 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 Mr. J. Fitzpatrick, Kelland Homes Ltd., Address Monastery Road, Clondalkin, Dublin 22.		
5. APPLICANT	Name Kelland Homes Ltd., Address as above		
6. DECISION	O.C.M. No. P/2675/86		Notified 24th July, 1986
	Date 24th July, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3396/86		Notified 11th Sept., 1986
	Date 11th Sept., 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

Tel. 724755 (ext. 262/264)

P/3396/86

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/2675/86, 24/7/86
Register Reference No. 86A/748
Planning Control No.
Application Received on 28/5/86
Floor area. 3,266 sq.m.

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

Proposed minor revisions to approved layout and change of house type on Sites 14/88,
even No.'s, Cherrywood Crescent, Nangor Road, Clondalkin.

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.

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 a financial contribution in the sum of £4,000. per acre be paid by the proposer to the 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.

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.

CONT.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

11 SEP 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. That all relevant conditions of Order No. PA/2174/80, (TA.1663) and Order No. PA/418/81, (Reg. Ref. TA.2317) be strictly adhered to in the development.

5. That all houses have a minimum front building line of 25ft. and rear garden of 35ft.

6. That all houses fronting onto Road 5, have a minimum front building line of 30ft.

7. That a distance of 7' 6" (2.3m.) be provided between each terrace of houses.

8. That the road reservation affecting the site and which are indicated on Roads Department map RPS 1700 be set out on site by the applicant and checked by Roads Department Engineer prior to commencement of development.

9. That the Slot Road between the New Nangor Road and the entrance to Cherryfield Avenue be completed to the requirements of the Roads Engineer prior to 31/10/'86. This work to include necessary footpaths, verges and public lighting. All the above work to be carried out at the applicant's expense

10. That the construction of the CD Distributor Road including footpaths, verges and public lighting between the Old Nangor Road and the New Nangor Road be completed prior to 31/10/86. All the above work to be carried out at the applicants expense.

11. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department.

12. That a scheme of tree planting be provided throughout the estate. Plan to be submitted for agreement subsequent to consultation with the Parks Department.

13. That all streams and water filled ditches in the open space be piped.

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

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

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

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

12. In the interest of visual amenity.

13. In order to comply with the requirements of the Sanitary Author



11 SEP 1986

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/339.6/86

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BLOCK 2,
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A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

~~Proposed minor revisions to approved layout and change of house type on sites 14/88 even~~
~~No.'s, Cherrywood Crescent, Nangor Road, Clondalkin.~~

CONDITIONS	REASONS FOR CONDITIONS
14. The improvement to the Nangor Road including carriageways of 24ft. and 30ft. as required and footpath and verge on the southern side be completed prior to occupation of any houses the subject of this application.	14. In the interest of the proper planning and development of the area.
15. That 6ft. footpaths be provided from the cul-de-sac heads at the end of Road 16 (Cherrywood Lawn) to Road 5 (Cherrywood Crescent).	15. In the interest of the proper planning and development of the area.
16. The proposed public open space to be in accordance with the approved open space for these lands and to accord with the areas of open space as approved by the Parks Superintendent. In addition areas 1, H and G as shown on plan received in the Planning Department on 20th April, 1982, to be incorporated into the open space and to be developed as public open space and dedicated to the County prior to occupation of houses.	16. In the interest of the proper planning and development of the area, and of amenity.

Signed on behalf of the Dublin County Council

CONT.

For Principal Officer

Date

11 SEP 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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17. That the area indicated as open space to the north and west of sites 1428 (even No.'s) to be levelled, soiled, and seeded and be made available for use as a passive recreational area. Self maintaining durable shrubbery shall be planted to a depth of 2 metres from screen walls at this location. Details to be agreed with the Planning Authority prior to the commencement of development.

18. The applicant shall submit for the agreement of the Planning Authority prior to the commencement of development details of protective fencing around E.S.B. pylons at this location.

19. 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.

20. That a financial contribution of £250. per house be paid to the County Council towards the cost of provision of major roads in the area, which facilitate the development of this estate. This contribution to be paid prior to commencement of development on the site.

21. That the arrangements made for the lodgement of security in respect of the overall development be strictly adhered to in respect of these sites.


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.

19. In the interest of visual amenity.

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

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



11 SEP 1986