

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/650
1. LOCATION	Sites 2-28 even Road R, Suncroft Stage 2, Fortunestown		
2. PROPOSAL	14 terraced houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P	13th 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. P. Fitzpatrick, Kelland Homes Ltd.,		
	Address Monastery Road, Clondalkin, Dublin 22.		
5. APPLICANT	Name Kelland Homes Ltd.,		
	Address		
6. DECISION	O.C.M. No. P/2455/86		Notified 10th July, 1986
	Date 10th July, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3156/86		Notified 22nd Aug., 1986
	Date 22nd Aug., 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/3156/86

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) Act, 1963-1983

To
Kelland Homes Lt.d.,
.....
Monastery Road,
.....
Clondalkin,
.....
Dublin 22.
Applicant
Kelland Homes Ltd.

Decision Order
Number and Date
P/2455/86, 10/7/'86

Register Reference No.
86A/650

Planning Control No.

Application Received on
13/5/'86

Floor area... 1,190 sq.m.

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

XXXXXX

Proposed 14 terraced houses on sites 2 - 28 (even No.'s) Road R, Suncroft, Stage 2,
Fortunestown.

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 arrangements be made for the payment of the standard contribution in the sum of £222,800. the roads contribution in the sum of £158,200, a contribution in the sum of £25,000. towards the construction of the roundabout on the eastern side of the site and a contribution of £330. per site towards the cost of development of public open space as required by planning permissions already granted for the overall estate, Planning Reg. Ref. WA.1722 and RA.2006 refer, prior to commencement of development on site.	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.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

22 AUG 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.

5. That no development under any permission granted pursuant to this decision be commenced until security as required by permissions already granted for the overall estate, planning Reg. Ref. WA.1722, RA.2006 refers, 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 £200,000. 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 £80,000. 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.

6. That Condition No.'s 6, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21 of Order No. PA/2711/83, dated 23/12/'83, (Reg. Ref. YA.1747) be adhered to in respect of this development.

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

22 AUG 1986