

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/393
1. LOCATION	Sites 116-119 incl., Cherrywood Dr., Nangor Rd., Clondalkin		
2. PROPOSAL	Rev. House Type & Minor Adjustments to Layout		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	27.3.86	1. 23rd May, 1986 2.
			1. 5th June, 1986 2.
4. SUBMITTED BY	Name	J. Fitzpatrick, Kelland Homes Ltd.,	
	Address	Monastery Rd., Clondalkin	
5. APPLICANT	Name	Kelland Homes Ltd.,	
	Address	Monastery Rd., Clondalkin	
6. DECISION	O.C.M. No. P/2713/86	Notified 28th July, 1986	
	Date 28th July, 1986	Effect To grant permission	
7. GRANT	O.C.M. No. P/3399/86	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

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

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/339.9/86

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/2713/86, 28/7/'86
Register Reference No. 86A/393
Planning Control No.
Application Received on 27/3/'86
Add. Inf. Rec. 'd. 5/6/'86
Floor area. 340 sq.m.

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

Proposed revised house type and minor adjustments to approved layout on sites 116-119.
incl., Cherrywood Drive, Nanger 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 all relevant conditions of grant of permission by Order No. PA/1911/83, dated 15/8/'83 (YA.391) be adhered to.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That a financial contribution in the sum of £4000. per acre in respect of the overall site be paid 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; this contribution to be paid before the commencement of development on the site.	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. That arrangements made for the lodgement of security in respect of the overall development be strictly adhered to in respect of these sites.	4. To ensure that a ready sanction may be available to the Council to induce the provision of service and prevent disamenity in the development.
5. That all houses have a minimum front building line of 25ft. and rear garden of 35ft.	5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

CONT..../..

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.

Form A1—Future Print Ltd.

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

7. 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.

8. That the construction of the C-D 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.

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

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

11. 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.

12. The proposed public open space to be in accordance with the approved open space for these lands to accord with the areas of open space as approved by the Parks Superintendant. In addition Area I, 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 Council prior to occupation of houses.

13. That the arrangements for satisfying the security requirement of the planning permission granted for the overall estate be strictly adhered to in respect of these sites.

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

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

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

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

10. In the interest of visual amenity

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

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

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

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11 SEP 1986

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

P/339.9/86

PERMISSION

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

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

Decision Order
Number and Date: **P/2713/86, 28/7/'86**
Register Reference No.: **86A/393**
Planning Control No.:
Application Received on: **27/3/'86**
Add. Inf. Rec.'d. **5/6/'86**
Floor area: **340 sq.m.**

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

Proposed revised house type and minor adjustments to approved layout on Sites 116-119,
incl.; Cherrywood Drive, Nangor Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>14. That the applicant shall inform each house purchaser in writing that the current access to the sites is over a cul-de-sac ending and a s such is a temporary arrangement until such time as the permanent access has been constructed through the estate.</p> <p>15. No further housing shall be constructed on this cul-de-sac until such time as the permanent access through the estate has been constructed.</p>	<p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of the proper planning and development of the area.</p>

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.

Form A1—Future Print Ltd.

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

86A/393

23/5/86

Re: Proposed revised house type and minor adjustments to approved layout on sites 116-119, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

Dear Sir,

With reference to your planning application, received here on 27/3/'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 applicant is to indicate how it is proposed to gain access to the development. In this regard, access over the existing cul-de-sac end is not acceptable.
2. The applicant is to clarify when the authorised access, as required under Reg. Ref. YA.391 is to be constructed.
3. The applicant is to clarify if it is his intention to construct further housing along this cul-de-sac in contravention of the main permission under Reg. Ref. YA.391. In this regard the plans lodged with the current application indicate an increase in density on this cul-de-sac (this is not acceptable to the Planning Authority).
4. The applicant is asked to clarify why a timber lattice fence has been constructed across the cul-de-sac at this location.
5. The applicant is requested to indicate when the "Slot Road" and the new westerly connection from the new Nangor Road to the Old Nangor Road is to be constructed and made available to the County Council.

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

Yours faithfully,



For Principal Officer.