

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE <b>85A/1465</b>				
1. LOCATION	Kennelsfort Road, Palmerstown, Dublin 20 <span style="float: right; font-size: 2em;">S</span>						
2. PROPOSAL	11 terraced houses						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received				
	P	12th Nov., 1985	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1. ....</td> <td style="width: 50%;">1. ....</td> </tr> <tr> <td>2. ....</td> <td>2. ....</td> </tr> </table>	1. ....	1. ....	2. ....	2. ....
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2. ....	2. ....						
4. SUBMITTED BY	Name <b>Conroy, Manahan &amp; Assocs.,</b> Address <b>20/21, South William St., Dublin 2.</b>						
5. APPLICANT	Name <b>Sibra Building Co.,</b> Address <b>Hollyville House, Lucan Road,</b>						
6. DECISION	O.C.M. No. <b>P/43/86</b> Date <b>10th Jan., 1986</b>		Notified <b>10th Jan., 1985</b> Effect <b>To grant permission</b>				
7. GRANT	O.C.M. No. <b>P/639/86</b> Date <b>19th Feb., 1986</b>		Notified <b>19th Feb., 1986</b> Effect <b>Permission granted</b>				
8. APPEAL	Notified Type		Decision 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

GRANT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P/6.39/86

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

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982  
1963-1983

To **Conroy Mahan & Assocs.,**  
**20/21, South William St.,**  
**Dublin 2.**

Decision Order  
Number and Date **P/43/86, 10/1/86**

Register Reference No. **85A/1465**

Planning Control No.

Application Received on **12/11/85**

Applicant **Sibra Building Co.** Floor area **834.20 sq.m.**

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

**Proposed 11 terraced houses on land adjoining approved residential and supermarket site at Kennelsfort Road, Palmerstown.**

CONDITIONS	REASONS FOR CONDITIONS
1. That 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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That <del>the</del> each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <b>€37,020.00</b> 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 on the site.	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

*[Signature]*  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **11.9 FEB 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.

## CONDITIONS

## REASONS FOR CONDITIONS

5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:

- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£60,000.**

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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

- (b) Lodgment with the Council of **cash sum of £40,000.** 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 specification.

Or/

- (c) Lodgment 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 lodgment in either 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.

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.

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## Notification of Grant of Permission/Approval

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

1963-1983

**Conroy Mahan & Assocs.,**

Decision Order

**P/43/86, 10/1/'86**

To **20/21, South William St.,**

Number and Date

**85A/1465**

**Dublin 2.**

Register Reference No.

Planning Control No.

**12/11/'85**

Proposed Received on

**834.20 sq.m.**

**Sibra Building Co.**

Applicant

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

**Proposed 11 terraced houses on land adjoining approved residential and supermarket site at Kennelsfort Road, Palmerstown.**

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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 safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. <b>In this respect a satisfactory watermain and drainage layout to be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.</b>	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

For Principal Officer

**19 FEB 1986**

IMPORTANT: Turn overleaf for further information

Date

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

12. 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.

12. 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.

13. 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.

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

~~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.~~

~~In the interest of visual amenity.~~

14. 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.

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

15. 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. To protect the amenities of the area.

16. That a full landscape plan for the area of public open space with plans for its implementation along with a scheme for street tree planting be submitted and agreed with the Planning Authority prior to the commencement of development.

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

17. That the new entrance to the cemetery be provided as indicated on the submitted plans. No development to take place which would restrict the existing access to the Cemetery until the new entrance/access is available. The applicants shall provide at all times a right of access to the Dublin Cemeteries Committee over a properly surfaced road from Kennelsfort Road to the cemetery property so that burials and maintenance of the cemetery may take place without interference from construction works until the estate is taken in charge by the Council. That all roads and footpaths be provided to Roads Departments standards.

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

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19 FEB 1986

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**20/21, South William St.,**  
**Dublin 2.**

Applicant **Sibra Building Co.**

Decision Order  
Number and Date **P/43/86, 10/1/'86**

Register Reference No. **85A/1465**

Planning Control No. ....

Application Received on **12/11/'85**

Floor area, **834.50 sq. ft.**

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

**Proposed 11 terraced houses on land adjoining approved residential and supermarket site at Kennelsfort Road, Palmerstown.**

CONDITIONS	REASONS FOR CONDITIONS
18. That Kennelsfort Road in front of the site and in front of the adjoining shopping site which is to be transferred to the applicant's ownership be widened at the applicant's own expense to provide for a 9m. carriageway and a 3.35m. footpath and grass margin. These works are as set out on the layout submitted as additional information to the Planning Authority on 27/8/'85, and as detailed in the letter of additional information received in the Planning Authority on 27/8/'85. Details to be agreed with the Roads Department. This work to be carried out before 50% of the houses are occupied.	18. In the interest of the proper planning and development of the area.
19. That a minimum of 7' 6" be provided between each pair of terrace of houses.	19. In the interest of the proper planning and development of the area.
20. That each house have a minimum front building line of 25ft. and rear garden depth of 35ft.	20. In the interest of the proper planning and development of the area.
21. That a further financial contribution of £28,382.00 (i.e. £4,600. per acre) be paid to the County Council towards the cost of construction of the Cloverhill/Palmerstown foul sewer. This contribution to be paid before commencement of development on the site.	21. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Cont.   
For Principal Officer

Date **19 FEB 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.

22. That a 2m. high wall be provided to the rear of Site No. 56. Details of the boundary treatment to the rear of Sites 57-66 and of the screening of rear gardens of same to be agreed with the Planning Authority prior to the commencement of development.

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

23. That no development take place on foot of this permission until such time as the applicant has commenced development of foot of this permission granted under Order No. P/3747/85, dated 23/10/'85 (Reg. Ref. No. '8A/419) and until the following conditions of said permission have been complied with:- Condition No.'s 4, 5, 11, 15, 16, 17, 18, 24 and 25.

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

24. In relation to Sanitary Services the applicant to provide the following:-

24. In order to comply with the requirements of the Sanitary Services Department.

- a) Details of foul and surface water sewers, including long sections and written consent of adjoining owners to divert sewer;
- b) No public main to pass under gardens;
- c) Existing 250mm. diameter watermain to be kept out of all gardens of proposed houses;
- d) Spur main through estate to be increased from 100mm. to 150mm. diameter.
- e) Location of existing 250mm. main to be agreed with Waterworks Engineer.