

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/103†
1. LOCATION	Sites 29-75 incl., road 22 Woodford, Monastery Road, Clondalkin S		
2. PROPOSAL	Change of house type and minor revision to layout to include additional houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	1.8.85	1. 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/3457/85	Notified 27th Sept., 1985
	Date	27th Sept., 1985	Effect To grant permission
7. GRANT	O.C.M. No.	P/3924/85	Notified 6th Nov., 1985
	Date	6th Nov., 1985	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

GRANT OF
PERMISSION

Tel. 724755 (ext. 262 264)

P/3924/85

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
1983

To: Kelland Homes Ltd.,

Decision Order
Number and Date P/3457/85, 27/9/85

Monastery Road,

Register Reference No. 85A/1031

Clondalkin,

Planning Control No.

Dublin 22.

Application Received on 1/8/85

Applicant: Kelland Homes Ltd.

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

Proposed change of house type, and minor revision to layout, to include additional houses on sites 29-75 inclusive, road 22, Woodford, Monastery Road, Clondalkin.

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 the arrangements made for the payment of the financial contribution in the sum of £320,000 in respect of the overall site (vide Reg. Ref. WA.1367) 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 be strictly adhered to in respect of this development.	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.

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 6 NOV 1985

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.

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

Or/

(b) Lodgment with the Council 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 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.

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.

CONTD/.....

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DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel 724755 (ext 262, 264)

P/3924/85

PLANNING DEPARTMENT,
BLOCK 2,
WISH LIFE CENTRE,
11 ABBEY STREET,
DUBLIN 1

Notification of Grant of Permission / Approval

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

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

Planning Order P/3457/85, 27/9/85
Number and Date
Register Reference No 85A/1031
Planning Control No
Application Received on 1/8/85

Applicant Kelland Homes Ltd.

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

Proposed change of house type and minor revision to layout to include additional houses on sites 29-75 inclusive, road 22, Woodford, Monastery Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
5. 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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site	6. In the interest of amenity.
7. 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.	7. In the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 6 NOV 1985

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.

10. 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.

11. 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.

12. 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.

13. 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. 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. That the location of the builders compound sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.

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.

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.

10. 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.

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

12. In the interest of visual amenity.

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

14. To protect the amenities of the area.

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

16. In order to comply with the requirements of the Roads Department.

17. In order to comply with the requirements of the Roads Department.

CONTD/.....

DUBLIN COUNTY COUNCIL

(tel. 724755 (ext. 262/264))

P/3924/85

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To: Kelland Homes Ltd.,

Decision Order

Number and Date P/3457/85, 27/9/85

Monastery Road,

Register Reference No. 85A/1031

Clondalkin,

Planning Control No.

Dublin 22.

Application Received on 1/8/85

Applicant: Kelland Homes Ltd.

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

Proposed change of house type, and minor revision to layout, to include additional houses on sites 29-75 inclusive, road 22, Woodford, Monastery Road, Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

18. That a minimum separation of 7'6" to be provided between each terrace of houses.

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

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

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

20. That the proposals for water supply be in accordance with the requirements of the Sanitary Services Department in relation to the laying of 600mm water main to serve the site. Applicants to pay a deposit to Dublin County Council for the laying of the watermain across land not in the applicants control. In this regard the 300mm main is sufficient to provide a water supply for two years at which time the 600mm main must be laid.

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

21. That no houses be occupied in this estate until such time as the 300ft. wide strip of public open space amenity lands referred to in Condition No. 14 of Reg. Ref. WA.1367 has been ceded to the County Council.

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

Signed on behalf of the Dublin County Council

For Principal Officer

Date 6 NOV 1985

val of the Council under Building Bye-Laws must be obtained before the development is commenced and the of approval must be complied with in the carrying out of the work.

Form A1—Future Print Ltd.

P/3924/85

22. That a financial contribution of £300 per house in respect of each house be paid to the County Council on a phased basis in respect of all the development of the open space generated by the development to the east of the Local Distributor Road. This contribution to be paid prior to the commencement of development.

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

23. That a further financial contribution in the sum of £1,200 be paid by the proposer to the Dublin County Council in relation to area of public open space generated by 10 houses, in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development.

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

PK.

6 NOV 1985