

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/863								
1. LOCATION	Sites 2 to 56 (even nos.) Rd. 18, Woodford, Monastery Road, Clondalkin. S										
2. PROPOSAL	Change of house type & minor alts. to site layout.										
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%;">(a) Requested</th> <th style="width: 50%;">(b) Received</th> </tr> <tr> <td>1.</td> <td>1.</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.
Date Further Particulars											
(a) Requested	(b) Received										
1.	1.										
2.	2.										
	P.	27th June, 85.									
4. SUBMITTED BY	Name Mr. J. Fitzpatrick, Kelland Homes Limited, Address Monastery Road, Clondalkin, Dublin 22.										
5. APPLICANT	Name Kelland Homes Limited, Address Monastery Road, Clondalkin, Dublin 22.										
6. DECISION	O.C.M. No. P/3032/85 Date 23rd Aug., 1985		Notified 23rd Aug., 1985 Effect To grant permission								
7. GRANT	O.C.M. No. P/3586/85 Date 3rd Oct., 1985		Notified 3rd Oct., 1985 Effect Permission granted								
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

tel. 724755 (ext. 262/264)

P/3586/85

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To: **Kelland Homes Ltd.,**
Monastery Road,
Clondalkin,
Co. Dublin.

Decision Order
Number and Date: **P/3032/85, 23/8/85**
Register Reference No. **83A/863**
Planning Control No.
Application Received on **27/6/85**

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 variations to approved layout, Sites 2-56 and
substage, Road 12, 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.
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.
3. That the arrangements made for the payment of the financial contribution in the sum of £320,200, in respect of the overall development, be strictly adhered to.

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.

Signed on behalf of the Dublin County Council

For Principal Officer

3 OCT 1985

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

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

Or/

- (b) Lodgment with the Council of **cash sum 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.

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

Cont./....

DUBLIN COUNTY COUNCIL

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P//3586//85

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

WARRANT OF PERMISSION

Notification of Grant of Permission/Approval

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

1963-1983

Decision Order
Number and Date P/3032/83, 23/8/'85

Register Reference No. 85A/863

Planning Control No. 27/6/'85

Application Received on

Kelland Homes Ltd.

To Kelland Homes Ltd.

Monastery Road,

Clondalkin,

Co. Dublin.

Applicant

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

Proposed change of house type and minor revisions to approved layout, sites 2-56 even numbers, Road 18, Woodford, Monastery Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

REASONS FOR CONDITIONS

3. 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. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
- ~~That no dwellinghouse be occupied until all the services have been connected thereto and are operational.~~
- ~~That the area shown as open space be levelled, rolled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.~~
8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

5. To protect the amenities of the area.
6. In the interest of amenity.
7. In the interest of amenity and public safety.
- ~~In the interest of the proper planning and development of the area.~~
- ~~In the interest of the proper planning and development of the area.~~
8. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

3 OCT 1985

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.

9. That all watermainappings, 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.

9. 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.

10. 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.

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

11. 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.

11. In the interest of visual amenity.

12. 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.

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

13. 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.

13. To protect the amenities of the area.

14. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the estate and incidental areas of public open space with full works specifications shall be submitted and agreed with the Parks Superintendent prior to the commencement of development. This plan to include provision for regrading, drainage, topsoiling, seeding, tree and shrub planting, hard surface treatment of selected areas, fully equipped playlots with hard surface base and pedestrian path circulation or a financial contribution of £300. per house in respect of the houses located west of the distributor road, to be paid to the County Council on a phased basis in line of the landscape plan. In this case the open space to be dedicated to the County Council as public open space prior to the commencement of development works.

14. In the interest of visual amenity.

15. That the precise locations of the boundary of the open space with the Neighbourhood Centre site and reserved site be the subject of agreement with the Planning Authority.

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

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P/3586/85

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DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To: Kolland Homes Ltd.

Decision Order

Number and Date

P/3032/85, 23/8/85

Register Reference No.

85A/863

Planning Control No.

Application Received on

27/6/85

Applicant

Kolland 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 revisions to approved layout, Sites 1-55, even numbers, Road 18, Woodford, Monastery Road, Clonsilla.

CONDITIONS

REASONS FOR CONDITIONS

16. That the treatment of the boundary between the public open space and the Neighbourhood Centre and adjoining sites be the subject of agreement with the Planning Authority. A dwarf wall should be provided at this location.

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

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

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

18. That the developers agree the specific treatment of the areas of public open space at the Monastery Road entrance to the estate with the Parks Department.

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

19. 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.

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

20. 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.

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

on behalf of the Dublin County Council

For Principal Officer

3 OCT 1985

Date

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the

21. That all relevant conditions of Order No. PA/271/82 (Reg. Ref. NA.1367) be strictly adhered to in the development.

22. That a minimum separation of 7' 6" be provided between each pair of houses.

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

24. That no development take place on foot of this permission until such time as documentation, to the satisfaction of the Council, has been submitted to the Council with regard to coding free of charge of 18 acres amenity open space area adjacent to the western parkway and shown hatched in green/lodged plan LAKO.

25. That a further financial contribution of £1,000. per house (i.e. £7,000 in total) be paid to Dublin County Council as a contribution towards the provision of public open space to serve the additional houses over and above numbers originally granted permission in this part of the overall site.

26. That a setback of 30ft. be maintained from the distributor road through the site.

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

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

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

24. To ensure a satisfactory standard of development.

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

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

[Handwritten signature]