

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/419
1. LOCATION	Kennelsfort Road, Palmerstown, Dublin 20. S		
2. PROPOSAL	55 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 29th March, 85.	(a) Requested Date Further Particulars (b) Received
			<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> 1. Time ext. up to & incl., 29/7/85 2. 26th July, 1985 </div> <div style="width: 35%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Conroy, Manahan & Associates, Address Maryland House, 20/21, South William St., Dublin 2.		
5. APPLICANT	Name Sibra Building Co. Ltd., C/O Conroy, Manahan & Assoc., Address Maryland House, 20/21, South William St., Dublin 2.		
6. DECISION	O.C.M. No. P/3747/85 Date 23rd Oct., 1985		Notified 24th Oct., 1985 Effect Permission, To grant
7. GRANT	O.C.M. No. P/4280/85 Date 5th Dec., 1985		Notified 5th Dec., 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/4280/85

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) Acts, 1963-1982

To: **Conroy, Mahan & Assocs.,**
Maryland House,
20/21 South William Street,
Dublin 2.

Applicant: **Sibra Building Co.**

Decision Order
Number and Date: **P/3747/85 23rd. October, 1985**

Register Reference No. **85A/419**

Planning Control No.

Application Received on: **29.3.85**

Time Ext. up to & incl. **29.7.85**

Add. Inf. Rec'd. **27.8.85**

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

housing development of 55 houses 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. each xxx That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £33,000 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.	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

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

5 DEC 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.

F 4-80/85

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 **£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.

PK

5 DEC 1985

Form D1—Future Print Ltd.

Notification of Grant of Permission/Approval

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

Conroy Mahan & Assocs.,

To

Maryland House,

20/21 South William Street,

Dublin 2.

Applicant, Sibra Building Co.

Decision Order - P/3747/85 23rd October, 1985

Number and Date

85A/419

Register Reference No.

Planning Control No.

Application Received on 29.3.85

Time Ext. up to & incl. 29.7.85

Add. Inf. Rec'd. 27.8.85

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

housing development of 5.5 houses at Kennesfort 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.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.
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.	

(Contd. ...)


Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 5 DEC 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.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>That screen walls in brick 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.</p> <p>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's or drains forming part of the development, until taken in charge by the Council.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>In the interest of visual amenity.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. To protect the amenities of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p style="text-align: right;">  Over/..... </p>

5 DEC 1985

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/4280/85

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) Acts, 1963-1983

To Conroy, Manahan & Assocs.,
Maryland House,
20/21 South William Street,
Dublin 2.

Applicant Sibra Building Co.

Decision Order
Number and Date P/3747/85. 23rd October, 1985

Register Reference No. 85A/419

Planning Control No.

Application Received on 29.3.85

Time Ext. up to & incl. 29.7.85

Add. Info. rec'd. 27.8.85

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

housing development of 55 houses at Kennelsfort Road, Palmerstown

CONDITIONS	REASONS FOR CONDITIONS
Contd.....	
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 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 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 the houses on sites 1-10 fronting onto Kennelsfort Road be provided with a 10.7m. building line from the new road boundary as indicated on the submitted plans.	19. In the interest of the proper planning and development of the area.
20. That a 2m. high boundary wall suitably capped and finished be provided to the rear of houses numbered 27-55 inclusive. Details of the screening of Sites 1,10,11,22,23,26,46, and 47 shall be agreed with the Planning Authority prior to the commencement of development.	20. In the interest of the proper planning and development of the area.
21. That a minimum of 7'6" to be provided between each pair of terraced houses.	21. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

5 DEC 1985

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.

Form A1—Future Print Ltd.

Contd/.....

22. That each house have a minimum front building line of 25ft. and rear garden depth of 35ft. except for houses referred to in Condition No. 19.

23. That the houses on Sites 1-10, fronting onto Pennelsfort Road shall have front garden walls and gates, details to be agreed with the Planning Department.

24. That the development be carried out in accordance with the revised layout indicated on Drawing 85/70/12 submitted to the Planning Authority on 27.8.85

25. That a further financial contribution of £25,300. (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.

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

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

5 DEC 1985

P.C. Roche & Assocs.,
120 St. Lawrence Road,
Clontarf,
Dublin 3.

85A-419

9 January 1991

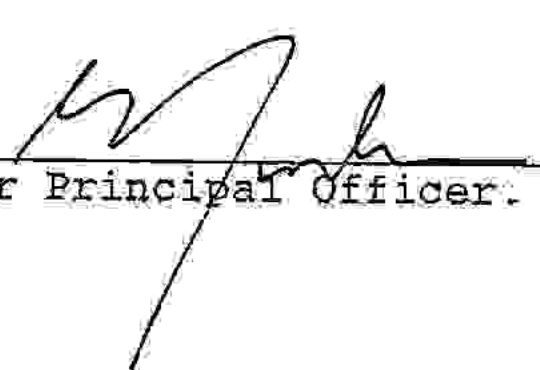
RE: Proposed housing development of 55 houses at
Kennelsfort Road, Palmerstown for Sibra Building Co.

Dear Sirs,

I refer to your submission received on 16th February, 1990, to comply with conditions No. 15 and 16, of decision to grant permission by Order No. P/3747/85, dated, 23rd October, 1985, in connection with the above.

In this regard, I wish to inform you that the submission received in the Planning Department on 16th February, 1990, enclosing plan details in respect of the above approved development is noted. In this regard, the lodged submission is acceptable to the Planning Authority. The development and landscaping works on the main area of public open space to be completed during the current planting season. Roadside tree planting to be undertaken on completion of individual dwelling house construction. The area of public open space to be fenced off forthwith and should not be used for the purpose of site compounds or for the storage of plant, materials or spoil. The fencing arrangements to be in accordance with Parks Departments requirements.

Yours faithfully,


for Principal Officer.

Conroy, Mahan & Assoc.,
Maryland House,
20/21, South William St.,
Dublin 2.

03A/419

26/7/'85

**Re: Proposed housing development of 55 houses at Kennelsfort Road,
Palmerstown for Sibra Building Co.**

Dear Sirs,

With reference to your planning application, received here on 29/3/'85, time extension up to and including 29/7/'85, 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 Planning Authority are considering the feasibility of omitting the Kennelsfort Road Extension (shown on Road 1, Road 2 and Road 3 on lodged plans) and replacing it by carrying out improvements to the existing Kennelsfort Road, across applicant's frontage. This would involve widening of the shopping centre site shown in blue on lodged plans. The applicant is asked to clarify what effect such a proposal would have on the current application and the shopping centre site.

Note: The applicant is advised that such a proposal would involve widening the existing Kennelsfort Road, an increased building line setback for any frontal development, continued provision of vehicular access to cemetery lands. The applicant is advised to consult with the Planning Authority and with Roads Engineer prior to submission of additional information.

2. In relation to the house type proposed the applicant is requested to submit revised plans indicating bedroom sizes which are in accordance with the County Council standards. In this respect the minimum room size for a single bedroom is 6.3 sq.m. (70 sq.ft.).

Cont./.....

3. In relation to foul and surface water drainage the applicant is requested to consult with Sanitary Services Department and submit revised drainage layouts.

In relation to foul drainage this layout to include:-

- a) All sewers to be in footpaths or areas designated as public open space. In particular Section F7 - F13 to be in footpath. Position and number of manholes may need to be adjusted on site to achieve this.
- b) Sections F14 - outfall, F15 - F18 to be encased in concrete where depth of cover to pipe does not exceed 900mm.

In relation to surface water:-

- a) Applicant to submit design calculations for surface water run-off. These calculations must take into consideration run-off from proposed development adjacent to site e.g. community centre, library etc.
- b) Sections 34 - 39, 31 - 34 and 315-317 to be surrounded in concrete where depth of cover to pipe does not exceed 900mm.

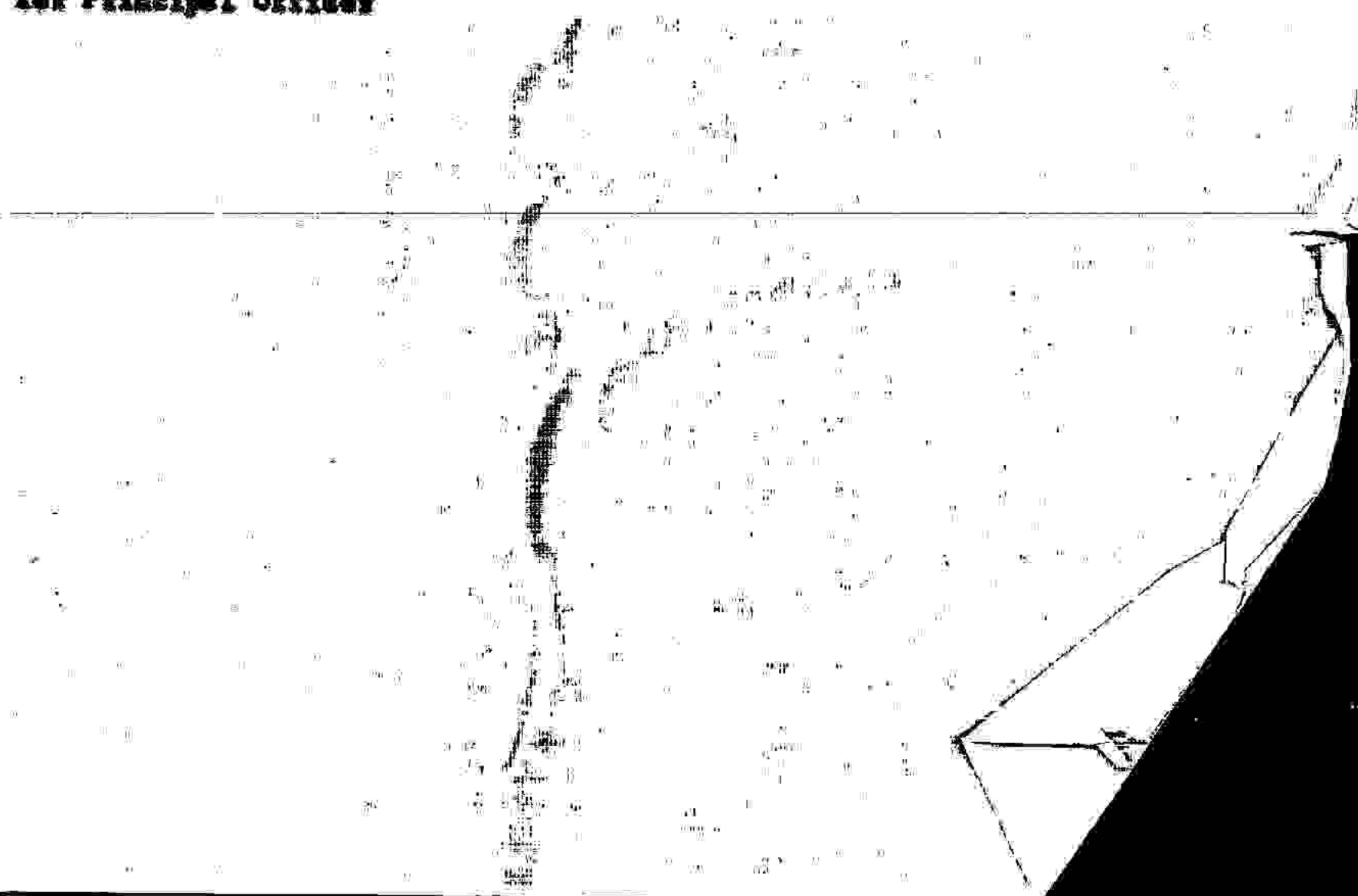
4. The applicant is asked to clarify if he can reduce the number of areas of public space into a more centralized central area of public open space.

5. Clarification is required as to whether or not the applicants have entered into any commitments relative to the commercial property shown in blue on lodged plans which would incur the Planning Authority in expenditure of money due to the proposed revisions to the treatment of Kennelsfort Road and its extension.

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

Yours faithfully,


For Principal Officer



A. Manahay,
Fountain House,
Main St.,
Rathfarnham,
Dublin 14.

85A/419

27/5/'85

Re: P.C. No. 9493: Proposed housing development of 55 houses at
Kennelsfort Road, Palmerstown for Sibra Building Co.

Dear Sir,

With reference to your planning application received here on 29/3/'85,
(letter for extension period received 24/5/'85), in connection with the
above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and
Development) Act, 1963, as amended by Section 39(F) of the Local Government
(Planning and Development) Act, 1976, the period for considering this
application within the meaning of Subsection (4A) of Section 26 has been
extended up to and including the 2/7/'85.

Yours faithfully,


For Principal Officer