

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/245
1. LOCATION	Sites 2-8 even nos. Road 9, Woodford, Monastery Road, Clondalkin <div style="text-align: right; font-size: 2em;">S</div>		
2. PROPOSAL	Revised Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	27 February '85	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  .....  2. .... </div> <div style="width: 45%;"> 1. ....  .....  2. .... </div> </div>
4. SUBMITTED BY	Name J. Fitzpatrick, Kelland Homes Ltd., Address Monastery Road, Clondalkin		
5. APPLICANT	Name Kelland Homes Ltd., Address Monastery Road, Clondalkin		
6. DECISION	O.C.M. No. P/1350/85 Date 23rd April, 1985		Notified 23rd April, 1985 Effect To grant permission
7. GRANT	O.C.M. No. P/2029/85 Date 5th June, 1985		Notified 5th June, 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

GRANT OF  
PERMISSION

724755 (ext. 262/264)

P/2029/85

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

## 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.  
Applicant.....Kelland Homes Ltd.

Decision Order  
Number and Date.....P/1350/85.....m 23/4/85  
Register Reference No.....85A-243  
Planning Control No.....  
Application Received on.....27/2/85

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

change of house type on approved site nos. 2 to 8 even numbers, Road 9  
Woodford, Monastery 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 before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £320,200.00 in respect of the overall site (vide Reg. Ref. WA 1367) 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 facilitates this development; this contribution to be paid before the commencement of development 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.
	Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date.....5 JUN 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.

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P. 2029/85

5. That a landscape plan for the 4 acres of public open space serving this development to the north and for the public open space area to the south of the site shall be submitted to 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, planting at screen walls, street tree planting, hard surface treatment of selected areas, fully equipped playlots with hard surface base and pedestrian path circulation. Or a financial contribution of £300.00 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 relation to the development of the open space in lieu 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.

5. In the interest of visual amenity.

6. 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.

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

Contd./.....

5 JUN 1985



# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

tel. 724755 (ext. 262/264)

P. 20.29/85

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

## Notification of Grant of Permission ~~XXXXXX~~

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

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

Decision Order **P/1350/85 - 23/4/85**  
Number and Date  
Register Reference No. **85A-245**  
Planning Control No.  
Application Received on **27/2/85**

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

~~change of house type on approved site nos. 2 to 8, even numbers, Road 9~~  
~~Woodford, Monastery Road, Clondalkin.~~

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
7. 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.	7 To protect the amenities of the area.
8 That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	8 In the interest of amenity.
9 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.	9 In the interest of amenity and public safety.
10 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	10 In the interest of the proper planning and development of the area.
<del>That the area shown as open space be retained as open space and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of the development.</del>	<del>IN ORDER TO COMPLY WITH THE SANITARY SERVICES ACTS, 1878 - 1964.</del>
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.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **5 JUN 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.

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|---|---|
| <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>14. 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.</p> <p><del>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.</del></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 the developers agree the specific treatment of the area of public open space at the Monastery Road entrance to the estate with the Parks Superintendent.</p> <p>17. 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.</p> <p>18. That the applicant shall complete the roadworks associated with the provisions of the roundabout at the entrance to this estate before development commences on foot of this permission.</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>14 In the interest of visual amenity.</p> <p><del>In the interest of the proper planning and development of the area.</del></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 order to comply with the requirements of the Roads Department.</p> <p>18. In the interest of road safety.</p> |
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Contd./.....

5 JUN 1985

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# DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

P/2029/85

PLANNING DEPARTMENT,  
BLOCK 2,  
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1R. ABBEY STREET,  
DUBLIN 1.

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

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

To... **Kelland Homes Ltd.,**

Decision Order

Number and Date ... **P/1350/85** ... **23/4/85**

... **Monastery Road,**

Register Reference No. ... **85A-245**

... **Clondalkin,**

Planning Control No. ....

... **Co. Dublin.**

Application Received on ... **27/2/85**

Applicant... **Kelland Homes Ltd.**

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

~~XXXXXX~~

**change of house type on approved site nos. 2 to 8, even numbers, Road 9, Woodford,  
Monastery Road, Clondalkin.**

### CONDITIONS

### REASONS FOR CONDITIONS

19. 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.

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

20. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-west of the site if and when required.

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

21. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-

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

a. The development of each site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.

22. That all relevant conditions of order No. PA/271/82, (Reg. Ref. WA 1367) be strictly adhered to in the development.

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

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

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

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date... **5 JUN 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.

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

25. 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, watermains or drains forming part of the development until taken in charge by the Council.

26. That an additional financial contribution of £1,000. in relation to 1 house, be paid by the applicant to the Dublin County Council, towards the cost of provision and development of public open space 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

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.

26. 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.

5 JUN 1985