

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.847.
1. LOCATION	Knockmitten, Naas Road, Clondalkin. S		
2. PROPOSAL	Individual house sites and house types on previously approved layout.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
			1. 2nd July, 1982 1. 6th Aug., 1982
	A	4.5.1982.	2. 2.
4. SUBMITTED BY	Name Joseph Shannon. Address Springfield House, Blessington Road, Tallaght.		
5. APPLICANT	Name Kelland Homes Ltd. Address Springfield House, Blessington Rd.		
6. DECISION	O.C.M. No. PA/2469/82		Notified 5th Oct., 1982
	Date 5th Oct., 1982		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/725/82		Notified 18th Nov., 1982
	Date 18th Nov., 1982		Effect Permission grated,
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

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: J. Shannon,
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.
Applicant Keliland Homes.

Decision Order
Number and Date PA/2449/82 5/10/82
Register Reference No. XA 847
Planning Control No.
Application Received on 4/5/82
Add. Info rec. 6/8/82

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
individual house sites and house types on previously approved layout at Knockmitten,
Naas Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1 Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>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.</p> <p>That the proposed house be used as a single dwelling unit.</p> <p>3 That a financial contribution in the sum of £320,200.00 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 of development on the site.</p>	<p>1 To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2 In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>To prevent unauthorised development.</p> <p>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.</p>

(Contd)

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

18 NOV 1982

IMPORTANT: Turn overleaf for further information.

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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£120,000. (One hundred and twenty thousand pounds)** 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) Lodgement with the Council of **£55,000.** 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) Lodgement 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 lodgement 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.

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DUBLIN COUNTY COUNCIL

P/725/82

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

1963-1982

To: **J. Shannon,**
Springfield House,
Blessington Road,
Tallaght.
Applicant **Kelland Homes.**

Decision Order
Number and Date **PA/2449/82 5/10/82**
Register Reference No. **XA 847**
Planning Control No.
Application Received on **4/3/82**
Add. Info rec. **6/8/82**

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

~~in~~ individual house & sites and house types on previously approved layout at
Knockmitten, N₂as Road, ~~St~~ Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>6 That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>The proposed house has been connected to the main sewerage system and is operational.</p> <p>The proposed house has been connected to the main sewerage system and is operational.</p> <p>8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>5 To protect the amenities of the area.</p> <p>6 In the interest of amenity.</p> <p>7 In the interest of amenity and public safety</p> <p>In the interest of the proper planning and development of the area.</p> <p>In the interest of the proper planning and development of the area.</p> <p>8 In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd . . .)

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

18 NOV 1982

IMPORTANT: Turn overleaf for further information.

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>9 That all watermain tappings 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>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.</p> <p>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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.</p> <p>12. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the estate and the 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 is 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. 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 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.</p> <p>*In relation to the development of the open space.</p>	<p>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.</p> <p>10 In the interest of the proper planning and development of the area.</p> <p>11 In the interest of visual amenity.</p> <p>12. In the interest of visual amenity.</p> <p style="text-align: right;">Contd./.....</p> <p style="text-align: center; font-size: 2em;">PK</p>

DUBLIN COUNTY COUNCIL

P30/725/82

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **J. Shannon,**
Springfield House,
Blessington Road,
Tallaght.
Kelland Homes,
Applicant

Decision Order **PA/2469/82** **5/10/82**
Number and Date
Register Reference No. **XA 847**
Planning Control No.
Application Received on **4/5/82**

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

.....individual house sites and house types on previously approved layout at
Knockmitten, Naas Road, Clondalkin.

CONDITIONS

13. That the areas of public open space be fenced off and protected during site development works. These areas shall not be used as sites for the storage of building materials soil, rubble etc.

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

16. That the location of 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.

17. That the incidental areas of public open space indicated on drawings LAK 1 and LAK 3 be omitted and their area included in individual house sites where this can be satisfactorily achieved. The location of these areas to be included in house sites to be agreed with the Planning Authority prior to the commencement of housing development.

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.

REASONS FOR CONDITIONS

13. In the interest of amenity.

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

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

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

17. In the interest of amenity.

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

Contd./....

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

18 NOV 1982

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.

FUTURE PRINT

19. That the internal roads and roundabouts including the main distributor road through the site be constructed to the requirements of the Roads Department. Long sections of all roads and roundabouts to be submitted to the Road Roads Department for approval prior to the commencement of development.

20. That details of the gradients of driveways fronting onto access road Q-N on drawing LAKD be agreed with the Roads Department prior to the commencement of development.

21. That the road works at the Monastery Road roundabout including the provision of an access to the S.I.A.C. site be carried out to the satisfaction of the Roads Department. The developers to be responsible for the cost of all the roadworks in the vicinity which facilitate the development of the site for housing. But Provision shall be made for the continuous flow of traffic along Monastery Road whilst these roadworks are being carried out so as to avoid possible traffic hazard and congestion in accordance with the requirements of the Roads Department. In this respect the construction of this roundabout must be completed prior to the commencement of development of the estate.

22. 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.

23. Access to the distributor road to the north of the site in the adjoining development shall not be created until such time as that part of the Mangor/Fox & Green Road has been constructed which will provide an alternative means of access to the site or until directed by the Planning Authority.

24. That the reserved site to the west of the Neighbourhood Centre site be left free from development pending clarification as to its future use. This site shall be maintained in a tidy condition. It shall not be used for the dumping of

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

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

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

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

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

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

Contd./....

DUBLIN COUNTY COUNCIL

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PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

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

To: **J. Shannon,**

Springfield House,

Blessington Road,

Tallaght.

Decision Order
Number and Date **PA/2469/82 3/10/82**

Register Reference No. **XA 847**

Planning Control No.

Application Received on **4/5/82**

Applicant **Kelland House.**

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

individual house sites and house types on previously approved layout at Knockmitten.....

Naas Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>24. contd./... soil, rubble etc., top soil and x shall be xxx available as a temporary public open space pending clarification as to its further future use.</p> <p>25. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-west and south-east of the site if and when required.</p> <p>26. That the proposals for foul drainage be in accordance with the requirements of the Sanitary & Services Department. In this x respects:- a) The first contribution of drainage from the developments shall not be discharged before Spring 1983. b) The development of each site xxx shall be at the rate of 15% per annum pending the completion of the Greater Dublin trunk sewer.</p> <p>27. That this permission shall relate only to the development of houses on that part of the site to the west of the proposed distributor road x running through the proposed estate.</p> <p>28. That all relevant conditions of Order No. PA/271/82, (Reg. Ref. WA 1367) be strictly adhered to in the development.</p> <p>29. That a minimum separation of 7'6" be provided between each house or pair of houses.</p> <p>30. That a minimum front garden depth of 25' and rear garden depth of 35' be provided for all houses.</p>	<p>25. In the interest of the proper planning and development of the area.</p> <p>26. In order to comply with the requirements of the Sanitary Services Department.</p> <p>27. In the interest of the proper planning and development of the area.</p> <p>28. In the interest of the proper planning and development of the area.</p> <p>29. In the interest of the proper planning and development of the area.</p> <p>30. In the interest of the proper planning and development of the area.</p>

Contd./....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

18 NOV 1982

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.

FUTURE PRINT

31. 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 the fix coding fee of charge of the 18 acres amenity open space area adjacent to the western Parkway and shown hatched in green on lodged plan LAKO.

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

a) Manhole SW1 shall be relocated 3m from the Western Parkway reservation and no manhole should be located within the reservation.

b) The applicants shall at their own expense construct the final outfalls to the proposed realigned Cammock River or alternatively shall pay the full cost of laying same to the Council who will lay the said section on their behalf.

In the former case the applicants shall lodge written permission of the owners of lands, not in their ownership, to enter and lay sewers on their premises and shall obtain on the Council's behalf a wayleave 10 metres width and centred on the said pipe lines for maintenance purposes whom the sewer shall be taken in charge by the Council.

c) Before any building work shall be put in hand, the applicants shall pay a contribution towards the realignment of the Cammock River to the County Council. The amount of such contribution shall be agreed with the Sanitary Services Department.

33. That the proposals for water supply be in accordance with the requirements of the Sanitary Services Department. In this respect the applicants to comply with the requirements of the Sanitary Services Department in relation to the laying of the 600mm watermain 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.

31. To ensure a satisfactory standard of development.

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

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

PK

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XA 847

2nd July, 1982.

Joseph Shannon,
Springfield House,
Blessington Road,
Tallaght,
Co. Dublin.

RE: Proposed individual house sites and house types on previously approved layout at Knockmitten, Naas Road, Clondalkin, for Kelland Homes.

Dear Sir,

With reference to your planning application received here on 4th May, 1982, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning & Development) Acts, 1963 & 1976, the following additional information must be submitted in quadruplicate:-

1. The lodged plans do not include the large Class I open space amenity area adjacent to the Western Parkway as forming part of this application. Clarification of this omission is required.
2. The lodged plans show discrepancies between the 1:1000 plans and the 1:2500 plans already approved. The main discrepancies would appear to indicate longer culs-de-sac east of the distributor road on the 1:1000 plan than on the 1:2500 plans. Clarification of these discrepancies are required.
3. The southern access to Section 4, is shown in different locations on the 1:1000 and 1:2500 maps. Clarification is required.
4. In relation to Roads the following requirements are of particular importance:-
 - a. The gradients of 7% between chainage 84 and chainage 238 on drawing no. CAK D/D1 should be continued as far as chainage 274. From ch. 274 to roundabout no. 2, the same gradients as shown (ie. 5.5% and 4%) should be used. This is to facilitate the design of roundabout no. 2 (and would involve ascertain amount of excavation).
 - b. A gradient of 4% between roundabout no. 2 and chainage 143 on drawing no. C.A.K. 2/3 shall be provided. The purpose of this is also to facilitate the design of roundabout no. 2.
 - c. The road level at CH 35 on drawing no. CAK 4/1 shall be 5439, and not 5471 as shown.
 - d. Special care should be taken regarding the gradient of driveways of house fronting onto access roads numbered Q-N, O-O, and P-P.
 - e. The roadworks at the Monastery Road Roundabout should be carried out to the satisfaction of the Roads Department including the provision of access to S.I.A.C. site.

Condt.....

Reg. Ref. No. XA 847.

4. cond.....

f. Deflection islands as discussed with the Roads traffic section should be provided for all roundabouts. It is noted that these have not been shown on the lodged plans. Also, suitable road markings should be provided.

The applicant is asked to show that these items can be incorporated into the proposed development.

5. Confirmation is required that the roundabout at Monastery Road will be completed at the commencement of development of these lands.

6. Planning/^{Application} Reg. Ref. WA 1367, is currently under appeal. Clarification is required as to whow this applicant can be considered to be an application for approval of house sites in the light of this appeal.

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

Yours faithfully,



for Principal Officer.