

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE XA.530.
1. LOCATION	Cherrywood, Nangor Road, Clondalkin. <span style="float: right; font-size: 2em;">S</span>	
2. PROPOSAL	Revision of house type and layout.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	18.3.1982.
	Date Further Particulars	
	(a) Requested	(b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name <b>Mr. J. Shannon.</b> Address <b>C/o Kelland Homes Ltd.</b>	
5. APPLICANT	Name <b>Kelland Homes Ltd.</b> Address <b>Springfield House, Blessington Road, Tallaght.</b>	
6. DECISION	O.C.M. No. <b>PA/1258/82</b>	Notified <b>17th May, 1982</b>
	Date <b>17th May, 1982</b>	Effect <b>To grant permission,</b>
7. GRANT	O.C.M. No. <b>PBD/439/82</b>	Notified <b>30th June, 1982</b>
	Date <b>30th June, 1982</b>	Effect <b>Permission granted,</b>
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 .....	Copy issued by .....	Registrar.
Checked by .....	Date .....	
	Co. Accts. Receipt No .....	



XA 530

28th October, 1982.

Kelland Homes Ltd.,  
Springfield House,  
Blessington Road,  
Tollaght,  
Co. Dublin.

Re: Proposed revisions of house type and layout at  
Cherrywood, Nangor Road, Clondalkin for Kelland Homes.

Dear Sirs,

I refer to your submission received on 30th September, 1982, to comply with conditions No. 17, 18 and 19, of decision to grant permission by Order No. PA/1258/82, dated 17th May, 1982, in connection with the above.

In this regard I wish to inform you that the submission is satisfactory and complies with conditions 17 and 19 subject to compliance with the general conditions of the permission.

Yours faithfully,

  
for Principal Officer.

# 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, c/o Kalland Homes Ltd.,**  
.....  
**Springfield House,**  
.....  
**Blessington Road,**  
.....  
**Tallaght, Co. Dublin.**  
.....  
**Kalland Homes.**

Decision Order **PA/1258/82** **17/5/82.**  
Number and Date .....  
**XA 530**  
Register Reference No. ....  
Planning Control No. ....  
**18/3/82.**  
Application Received on .....

Applicant .....

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

**Proposed revision of house type and layout at Cherrywood, Manger Road,**

.....  
**Meodalkin.**  
.....

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>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</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>2. In order to comply with the Sanitary Services Acts, 1878 - 1964. <del>to prevent unauthorised development.</del></p>
<p><del>That the proposed house be used as a single dwelling unit.</del></p> <p>3. That a financial contribution in the sum of <b>£4,000. per acre</b> 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>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: ..... **30 JUN 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

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 **£270,000. (Two hundred & seventy 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 **a cash sum of £110,000.** 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.

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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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, c/o Kelland Homes Ltd.,  
Springfield House,  
Blessington Road,  
Tallaght, Co. Dublin.  
Applicant Kelland Homes.

Decision Order  
Number and Date PA/1288/82 17/5/82.  
Register Reference No. KA 530  
Planning Control No. ....  
Application Received on 16/3/82.

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

Proposed revision of house type and layout at Cherrywood, Mangor Road, Clonsilla.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That all relevant conditions of Order No. PA/2174/80, (TA 1663) and Order No. PA/418/81, (Reg Ref. TA 2317), be strictly adhered to in the development.</p> <p>2. That all houses have a minimum front building line of 25ft. and rear garden of 35ft.</p> <p>3. That all houses fronting onto Road 2, have a minimum front building line of 30ft.</p> <p>4. That all houses fronting onto Road 1, Old Mangor Road, have a minimum front building line of 30ft.</p> <p>5. That a distance of 7ft.6ins. (2.3m) be provided between each terrace of houses.</p> <p>6. That the road reservations affecting the site which are indicated on Roads Department map No 1780 be set out on site by the applicant and checked by Roads Department Engineer prior to commencement of development.</p> <p>7. That the full length of the slot road from the New Mangor Road to the Canal be completed and handed over to the Council before 200 houses are completed on this site and the adjoining housing area to the east.</p> <p>8. That the full length of the Local Distributor Roads and all roundabouts affecting the site be constructed by the Developer at his own expense. The north/south local distributor road through the site (described as Road 3) to be constructed as far north as the existing carriageway of the New Mangor Road.</p>	<p>1. In the interest of the proper planning and development of the area.</p> <p>2. In the interest of the proper planning and development of the area.</p> <p>3. In the interest of the proper planning and development of the area.</p> <p>4. In the interest of the proper planning and development of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p> <p>6. In the interest of the proper planning and development of the area.</p> <p>7. In the interest of the proper planning and development of the area.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council: \_\_\_\_\_  
for Principal Officer  
Date: 30 JUN 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

13. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this respect satisfactory details of foul and surface water drainage and of watermain layout to be submitted to Sanitary Services for approval.

14. That a scheme of tree planting be provided throughout the estate. Plan to be submitted for approval subsequent to consultation with the Parks Department.

15. That all streams and water filled ditches in the open space be piped.

16. The improvement to the Old Nanger Road including carriageways of 24ft. and 30ft. as required and footpath and verge on the southern side be completed prior to occupation of any houses on the Old Nanger Road.

17. That the semi-detached houses indicated as house type B, be omitted from the development until such time as the house type for these houses has been approved by the Planning Authority.

18. That 6ft. footpaths be provided from the cul-de-sac heads at the end of Roads 13 & 14 to Road 5.

19. Houses on the following sites to be omitted from the development:-

(a) Houses 1 to 24 incl. Road No. 17,

(b) Houses 34-90 even nos. Road No. 13,

(c) Houses 2-12 even nos. Road No. 5.

Revised layout of houses on these sites providing for enlarged accommodation to be submitted to and approved by the Planning Authority prior to commencement of development.

20. The proposed public open space ~~for the area~~ to be in accordance with the approved open space for these lands, be accord with the areas of open space as approved by the Parks Superintendent. In addition areas H & G, as shown on ~~plan~~ received in the Planning Department on 30th April, 1957, to be incorporated into the open space and to be developed as public open space and dedicated to the County prior to occupation of houses.

13. In order to comply with the Sanitary Services Acts, 1878-1944.

14. In the interest of visual amenity.

15. In order to comply with the requirements of the Sanitary Authority.

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

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

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

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

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

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