

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 1367
1. LOCATION	Knockmitten, Co. Dublin. S		
2. PROPOSAL	Residential development,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
	P	9th July, 1981	1. 8th Sept., 1981 Time ext. up to and 2. incl., 29/1/82
			(b) Received 1. 11/11/81 2.
4. SUBMITTED BY	Name Western Contractors Ltd., Address Greenhills Ind. Est., Walkinstown,		
5. APPLICANT	Name Leasehold & General Securities Ltd., Address 18/21, St. Stephen's Green, Dublin 2.		
6. DECISION	O.C.M. No.	PA/271/82	Notified 29th Jan., 1982
	Date	29th Jan., 1982	Effect To grant permission,
7. GRANT	O.C.M. No.	PBD/545/82	Notified 6th Aug., 1982
	Date	6th Aug., 1982	Effect Permission granted,
8. APPEAL	Notified	1st March, 1982	Decision
	Type	1st Party, APPEAL	WITHDRAWN Effect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	
Checked by		Date	
		Co. Accts. Receipt No	

Bord Pleanála

PL 1/5/8206

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01) 728011.

Planning Dept.
Dublin County Council
Arch & Env. Section

PG 29.1.82

Date 5/5/82

(WA 1367)

Your Ref 1367

Appeal re

Proposed site development at
Blackhall

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

G. Pelland

PA 30

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: **Western Contractors Ltd.,**
Greenhills Industrial Estate,
Greenhills Road,
Walkinstown, DUBLIN 12.
Applicant **Loughlin and General Securities (Irl) Ltd.**

Decision Order Number and Date **PA/871/82 29.1.82**

Register Reference No. **VA 1367**

Planning Control No. **3177**

Application Received on **9.7.81**

Adm. Ref. No. 11.11.81

Time Ext. up to 29.1.82

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

Layout and site development of residential lands at Knockniten, Mass Road.

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 a financial contribution in the sum of £16,000. 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 of development on the site.</p> <p>3. That a financial contribution in the sum of £16,000. 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 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>That a financial contribution in the sum of £16,000. 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 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

IMPORTANT: Turn overleaf for further information.

Date:

- 6 AUG 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.

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 **£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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of ~~cash~~ **£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.

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.

(Contd. ...)

- 6 AUG 1982

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 & 1976

To: **Western Contractors Ltd.,**
Greenhills Industrial Estate,
Greenhills Road,
Walkinstown, Dublin 12.

Applicant **Leasehold & General Securities (Irl).**

Decision Order
Number and Date **PA/271/82: 23/1/82**

Register Reference No. **WA 1367**

Planning Control No. **3177**

Application Received on **9/7/81**

442 Inf. No. 11/11/81
Time Extended up to: 23/1/82

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

Proposed layout and site development of residential lands at Knockitten, Neen Road.

CONDITIONS	REASONS FOR CONDITIONS
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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
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.	7. In the interest of amenity and public safety
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
9. That the area shown as open space be levelled, sited, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	9. In the interest of the proper planning and development of the area.
8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	8. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

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

for Principal Officer

Date:

IMPORTANT: Turn overleaf for further information.

- 6 AUG 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.

CONDITIONS

REASONS FOR CONDITIONS

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.
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.
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.
12. ~~That this permission relates only to site develop-~~ment works and layout as indicated in the application. A further application must be made for individual house sites and house plans prior to the commencement of any house construction.
13. 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 to include provision for regarding 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 £500. 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.

condt....

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. In the interest of the proper planning and development of the area.
11. In the interest of visual amenity.
12. To prevent unauthorized development.
13. In the interest of visual amenity.

Cond*****

for Principal Officer.

- 6 AUG 1982

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 & 1976

To: **Western Contractors Ltd.,**
Greenhills Industrial Estate,
Greenhills Road,
Walkinstown, Dublin 12.

Decision Order **PA/271/82** **29/1/82**
Number and Date **WA 1967**

Register Reference No. **3177**

Planning Control No. **9/7/61**

Application Received on **11/11/81**

Applicant **Leasehold & General Securities (Irl) Ltd. Fine Extended up to, 29/1/82.**

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

Proposed layout and site development of residential lands at Knockmitten, Kess Road.

CONDITIONS

REASONS FOR CONDITIONS

13. **Cond't....**

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. That the applicants cede to the County Council, as already agreed in writing free of charge and prior to the commencement of any development on the site, the strip of public open space amenity land between the housing development and the Western Parkway reservation to a depth of 500ft. The proposed public open space generated by the number of houses on the east side of the main distributor road shall form part of this area of public open space.

15. That a financial contribution of £500. per house in respect of the houses to the east of the distributor road to be lodged with the County Council on a phased basis in respect of the development of the open space generated by the development to the east of the main distributor road and referred to in condition 14.

16. 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.

17. 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.

14. In the interest of the amenity.

15. To facilitate the co-ordinated development of the amenity public open space by the Council's Parks Department.

16. In the interest of amenity.

17. In the interest of the proper planning and development of the area. **Cond't....**

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

for Principal Officer

Date:

6 AUG 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

18. 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.

19. 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.

20. That the incidental areas of public open space indicated on Drawings Refs. L.A.K. 1, at the south of Reg. Ref. WAK 2, and on Reg. Ref. WAK 3, be omitted and their area be included in individual house sites. The location of these areas of public open space to be incorporated within house plots to be agreed with the Planning Authority prior to the commencement of housing development.

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

22. That the internal roads and roundabouts, including the main distributor road through the estate shall be constructed to the requirements of the Roads Department. The following modifications shall be made to the long sections of roads as indicated on the submitted plans:-

1. The gradient of 7% between chainage 64 and chainage 236 on drawing number CAK 2/21 should be continued as far as chainage 274. From Ch. 274 to roundabout no. 2, the same gradient as shown (i.e. 5.2% & 4%) should be used. This is to facilitate the design of roundabout no. 2, (and would involve a certain amount of excavation).

2. A gradient of 4% between roundabout no. 2 and chainage 143 on drawing No. CAK 2/3 shall be provided. The purpose of this is also to facilitate the design of roundabout no. 2.

3. The road level at Ch. 55 on drawing no. CAK 4/1 shall be 5439 and not 5471 as shown.

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 amenity.

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

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

Cond.....

for Principal Officer.

- 6 AUG 1982

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 & 1976

To: **Western Contractors Ltd.,**
Greenhills Industrial Estate,
Greenhills Road,
Watkinstown, Dublin 12.
Applicant: Lanchfield & General Securities (Irish) Ltd.

Decision Order **PA/871/82 29.1.82**
Number and Date **NA 1367**
Register Reference No. **3177**
Planning Control No. **9.7.81**
Time Expiry Date **11.11.81**
Time Expiry up to **29.1.82**

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

Layout and site development of residential lands at Knocknatten, Naas Road.

CONDIT.	CONDITIONS	REASONS FOR CONDITIONS
23.	That details of the gradients of driveways fronting onto access roads Q-N, Q-O, and P-P, as shown on drawing L.A.K.6. be agreed with Roads Department.	23. In order to comply with the requirements of the Roads Department.
24.	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. That developers to be responsible for the cost of all the roadworks in this vicinity which facilitate the development of the site for housing. 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.	24. In order to comply with the requirements of the Roads Department.
25.	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.	25. In order to comply with the requirements of the Roads Department.
26.	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 Mungor/Fox & Gorse Road has been constructed which will provide an alternative means of access to the site as until directed by the Planning Authority.	26. In order to comply with the requirements of the Roads Department.
27.	That the land required for the reservation of the Western Parkway within the site area of the application	27. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

6 AUG 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

contd.

27. be reserved free from development and be made available to the County Council when required at the price per acre previously agreed with the County Council.

28. 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 spoil, rubble, etc., top soil and shall be available as a temporary public open space pending clarification as to its future use.

29. The developer shall permit access to the adjoining lands zoned for residential development to the south west and south east of the site if and when required.

30. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Authority. In this respect:-

a. The development works shall not commence until Spring 1982.

b. The first contribution of drainage from the developments shall not be discharged before Spring, 1983.

c. The development of each site shall be at the rate of 85% per annum pending the completion of the Greater Dublin trunk sewer.

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

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

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

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

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

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

IF .../contd.
- 6 AUG 1982

Approval of the Council under Building By-Laws must be obtained by the developer in the carrying out of the work.
Signed on behalf of the Dublin County Council
Approved on behalf of the Dublin County Council

2109

WA 1367

8th September, 1981.

Western Contractors Ltd.,
Greenhills Industrial Estate,
Greenhills Road,
Walkinstown,
Dublin 12.

RE: Proposed layout and site development of residential lands at Knockmitten,
Nass Road for Leasehold & General Securities (Irl) Ltd.

Dear Sir,

With reference to your planning application received here on 9th September, 1981, 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 and 1976 the following additional information must be submitted in quadruplicate:-

1. The lodged plans at a scale of 1:2500 is insufficient to enable the Planning Authority to consider the proposed development in detail. Plans to a scale of 1:500 are required to show the proposed layout. These plans should clearly show each house having a minimum front garden depth of 25ft. and a rear garden depth of 35ft. and a minimum 7ft. 6 ins. between houses.

2. No longitudinal sections of roads have been submitted. Plans showing longitudinal Sections of all Local Distributor and estate roads to be submitted together with floor levels of houses.

NOTE: The developer should bear in mind that the recommended maximum gradient on roads of this nature is 8% (1:20) and that the level of the roundabout on Monastery Road is fixed by certain constraints.

3. No plans or longitudinal sections of surface water or foul sewers have been indicated. Plans and longitudinal sections of these sewers are required. In this regard the applicant to indicate how it is intended to drain to the new line of the Camac.

4. The proposed 12" watermain connection to the Western Industrial Estate is unsatisfactory. Development of these lands must provide for the financing of the construction of the proposed 600mm main necessary to provide an adequate supply for this development.

NOTE: The applicant is advised that a water supply will not be available until the completion of the Tallaght network water supply scheme in approx. 12 months.

Condt./...

5. The Roundabout at Monastery Road appears to encroach onto privately owned lands. Clarification of this matter is required.
6. The proposed open space at the entrance to the estate with Monastery Road is unacceptable. This open space should be incorporated into the residential content and an alternative area of open space allocated attaching to the proposed 4 acres of open space adjacent to the shopping centres.
7. The houses backing onto the Distributor Road at the entrance to the estate are unsatisfactory and the applicant is asked to consider amending the layout to avoid such a situation.
8. The layout in the south east corner does not adequately allow for the proper future layout of the entire area and the applicant is requested to consider amendments in this area.
9. The houses backing onto the Distributor Road at the northern end of the estate are unsatisfactory and the applicant is asked to consider amending the layout to avoid such a situation.
10. The layout at the eastern side of the Distributor Road opposite the shopping centre is insufficiently clear.
11. Clarification is required as to the requirements of the E.S.B. in the vicinity of their overhead lines.

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

Yours faithfully,=



for Principal Officer.

WA.1367

21st December, 1981.

Western Contractors Ltd.,
Greenhills Industrial Estate,
Greenhills Road,
Walkinstown,
Dublin 12.

Re: P.C. 3177: Proposed layout and site development of residential
lands at Knockmitten, Naas Road, for Leasehold and General
Securites.

Dear Sirs,

With reference to your planning application received here on
9th July, 1981 (letter for extension period received 9th December, 1981)
in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning
and Development) Acts, 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
29th January, 1982.

Yours faithfully,



For Principal Officer