

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.877
1. LOCATION	Fairview, Old Nanggr Road, Clondalkin		
2. PROPOSAL	Substitution of house type and revision of approved layout		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 8.5.81	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name Mr. J. Shannon,		
	Address 89 Georgian Village, Castleknock, Co. Dublin		
5. APPLICANT	Name Kelland Homes Limited,		
	Address Springfield House, Blessington Road, Tallaght		
6. DECISION	O.C.M. No. PA/1461/81		Notified 7th July, 1981
	Date 7th July, 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/430/81		Notified 21st August, 1981
	Date 21st August, 1981		Effect Permission granted,
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

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

/24755(Ext. 262/264)

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

To: Kalland Homes Limited,
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.

Decision Order
Number and Date PA/1461/81 7.7.81

Register Reference No. PA 877

Planning Control No. 14911/2043

Application Received on 6.5.81

Applicant Kalland Homes Ltd.

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

substitution of house type and revision to approved layout at Fairview, Manger Road,
Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

1. Subject to the conditions of this permission that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. That before development commences approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.
3. That all relevant conditions of Order No. PA/2175/80 (TA1643) and Order PA/418/81 (Reg. Ref. TA 1317) be strictly adhered to in the development.
4. That all houses have a minimum front building line of 25ft. and rear garden of 35ft.
5. That houses on Cherrywood Lawn/Old Manger Road have a minimum building line of 30ft.
6. That all houses on Cherrywood Crescent have a minimum building line of 30ft.
7. That a distance of 7ft. (1.3m) be provided between each house or pairs of houses.
8. That the house shown dotted and numbered 1 adjacent to the proposed roundabout at the north west of the site be omitted from the development and its site area which is not required for the roadway be included in the site garden of the adjoining house.
9. That the road reservations affecting the site and which are indicated on Roads Department map RPS1700 be set out on site by the applicant and checked by Roads Department Engineer prior to commencement of development.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1873-1944.
3. In the interest of the proper planning and development of the area.
4. In the interest of the proper planning and development of the area.
5. In the interest of the proper planning and development of the area.
6. In the interest of the proper planning and development of the area.
7. In the interest of residential amenity.
8. In the interest of the proper planning and development of the area.
9. In order to comply with the requirements of the Roads Department.

.../over

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

21 AUG 1981

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

CONDITIONS	REASONS FOR CONDITIONS
<p>10. 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 houseing areas to the east.</p> <p>11. That the full length of the local distributor roads and all roundabouts affecting the site be constructed by the Developer at his own expense.</p> <p>12. 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.</p> <p>13. That a scheme of tree planting be provided throughout the estate. Plan to be submitted for approval subsequent to consultation with the Parks Department.</p> <p>14. That all streams and water filled ditches in the open space be piped.</p> <p>15. That there be no encroachment on the open space as approved in Plans Reg. No. TA1663 and TA2317. In this regard it is noted that the plans attached to this application encroach onto the public open space and that present plans must be amended accordingly. Revised plans showing conformity with this condition must be submitted to and approved by the Planning Authority prior to commencement of development.</p> <p>16. The improvements to the Old Mangor Road including carriageways of 24ft. and 30ft. as required and foot-path and verge on the southern side be completed prior to occupation of any houses on the Old Mangor Road. Houses on the Old Mangor Road to be omitted until such time as the Slot Road has been completed to the new Mangor Road and the western Local Distributor Cherrywood Crescent has been completed to the New Mangor Road.</p> <p>17. That a financial contribution of £4,00 per acre be paid by the proposer to 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>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 order to comply with the requirements of the Sanitary Services Department.</p> <p>13. In the interest of amenity.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. 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> <p style="text-align: right;">.../over</p>

21 AUG 1981

DUBLIN COUNTY COUNCIL

P8D/430/81

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

24755(Ext. 262/264)

Notification of Grant of Permission/Approval

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

To: **Kelland Homes Ltd.,**
Springfield House,
Killeshingon Road,
Tallaght, Co. Dublin.

Decision Order
Number and Date **PA/1461/81** **7.7.81**

Register Reference No. **WA 877**

Planning Control No. **16991/1043**

Application Received on **8.5.81**

Applicant **Kelland Homes Ltd.**

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

substitution of house type and revision to approved layout at Fairview, Renger Rd.,
Clonsilla.

CONDITIONS

REASONS FOR CONDITIONS

18. 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 for roads, open spaces, car parks, sewers, watermains and drains has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £110,000. which shall be removed 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 spaces, car parks, sewers, watermains and drains are taken in charge by the Council. or/.....

b. Lodgement with the Council of cash of £110,000. to be applied by the Council at its absolute discretion if such services are not 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 anybody 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 any case has been acknowledged in writing by the Council.

19. When development has been completed by the Council say pursuant to the bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

18. To ensure that a ready provision may be available to induce the provision of services and prevent discontinuity in the development.

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

for Principal Officer

21 AUG 1981

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.

FUTURE PRINT