

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 2154	
1. LOCATION		Kilnamanagh, Tallaght, Co. Dublin,			
2. PROPOSAL		43 houses in group 6,			
3. TYPE & DATE OF APPLICATION		TYPE P	Date Received 24th Nov. 1980	Date Further Particulars	
				(a) Requested 1. 23rd Jan., 1981 2.	(b) Received 1. 27th May, 1981 2.
4. SUBMITTED BY		Name J. P. Keenan, Address Herbert House, 4 Herbert Place, Dublin 2,			
5. APPLICANT		Name Brennan & McGowan, Address Hartstown House, Hartstown, Co. Dublin,			
6. DECISION		O.C.M. No. PA/1691/81 Date 24th July, 1981		Notified 24th July, 1981 Effect To grant permission,	
7. GRANT		O.C.M. No. Date		Notified Effect	
8. APPEAL		Notified 19th August, 1981 Type 3rd Party,		Decision Permission granted by Effect An Bord Pleanála, 6th May, 1982	
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			
Fingal Agencies - Dublin 3.		Co. Accts. Receipt No			

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: T.A. 2154

APPEAL by Kilnamanagh Residents Association care of Tallaght Post Office, Tallaght, County Dublin against the decision made on the 24th day of July, 1981, by the Council of the County of Dublin, deciding to grant subject to conditions a permission to Brennan and McGowan Limited of Hartstown House, Hartstown, County Dublin, for housing development on a site at Kilnamanagh Tallaght, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said housing development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p>

Contd./ ...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Before the development is commenced, the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developers or, failing such agreement, shall be as directed by An Bord Pleanála.</p> <p>3. All public services such as electrical, communal television and telephone cables required in connection with the development shall be located underground.</p> <p>4. Public lighting shall be provided in accordance with the standard requirements of the planning authority.</p> <p>5. Water supply and drainage arrangements to serve the proposed development (including arrangements for the disposal of surface water) shall be in accordance with the requirements of the planning authority.</p>	<p>2. To ensure satisfactory completion of the development.</p> <p>3. In the interests of the visual amenity of the area.</p> <p>4. In the interests of public safety and amenity.</p> <p>5. In the interests of public health.</p>

Contd./ ...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>6. The area shown as open space on the plans lodged shall be reserved for use as public open space and shall be levelled, soiled, seeded and landscaped and shall be made available for use by the residents on completion of the houses.</p> <p>7. Screen walls in brick or block not less than 2 metres in height and suitably capped and rendered shall be erected at the locations required by the planning authority so as to screen rear gardens from public view. The details and locations of these walls shall be as agreed with the planning authority, or failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>6. In the interests of the amenities of future residents.</p> <p>7. In the interests of visual amenity and privacy.</p>

E. M. Walsh

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this *6th* day of *May* 1982.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

Notification of Decision to Grant Permission ~~XXXXXX~~ Local Government (Planning and Development) Acts, 1963 & 1976

To: John P. Kenny,
Herbert House,
4 Herbert Place,
DUBLIN 8.
Applicant Brennan and McGovern

Decision Order Number and Date PA/1091/01 24.7.01
Register Reference No. TA 2154
Planning Control No. 12449
Application Received on 24.11.00
Add. Info. No. 27.5.01

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission ~~XXXXXX~~ for:-

43 No. houses in Group 6 at Malinsborough, Tallaght, Co. Dublin.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
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.	To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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.	In order to comply with the Sanitary Services Acts, 1878 - 1964.
That the proposed house be used as a single dwelling unit.	To prevent unauthorised development.
That a financial contribution in the sum of <u>£10,000</u> 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.	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: 24th July, 1981.

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>• 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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £25,000</p> <p>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.</p> <p style="text-align: right;">Or/</p> <p>(b) Lodgement with the Council of £16,000 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.</p> <p style="text-align: right;">Or/</p> <p>(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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>• To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">(Contd. . . .)</p>

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanala, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

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

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

To: **J.P. Keene,**
Herbert House,
4 Herbert Place,
DUBLIN 2.
Applicant **Steehan and McGowan**

Decision Order
Number and Date **PA/1691/01 24.7.01**
Register Reference No. **TA 2154**
Planning Control No. **13469**
Application Received on **24.11.00**
27.5.01

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission ~~for~~ for:-

43 Nos. houses in Group 4 at Kilmanshagh, Tallaght, Co. Dublin.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS

1. 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.
2. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
3. 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.
4. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
5. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
6. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASONS FOR CONDITIONS

1. To protect the amenities of the area.
2. In the interest of amenity.
3. In the interest of amenity and public safety.
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 order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd....)

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

for Principal Officer

Date: **24th July, 1901.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>12. 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>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. <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. 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>

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

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TA.2154

23rd January, 1981

John P. Keenan,
Herbert House,
4 Herbert Place,
Dublin 2.

re: Proposed 43 houses in group 6 at Kilnamanagh, Tallaght
for Brennan and McGowan


A Chara,

With reference to your planning application received here on 24th November, 1980, 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. Further information is required which should provide for:-
- (a) Specific written evidence of the school authorities, that these lands are not required for primary school purposes.
 - (b) Specific area of the site proposed for development is also required.
 - (c) Specific proposals for permanent boundary treatment at the western boundary of the site.

Please mark your reply "Additional Information" and quote the Register Reference number given above.

Mise le meas,


for PRINCIPAL OFFICER