

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 2015
1. LOCATION	Cherrywood, Old Nangor Road, Gibraltar, Fairview, Clondalkin,		
2. PROPOSAL	Residential development,		
3. TYPE & DATE OF APPLICATION	TYPE P.....	Date Received 31st Oct. 1980	Date Further Particulars
			(a) Requested 22nd Dec., 1980 1. 2.
4. SUBMITTED BY	Name J. Shannon,		
	Address 89 Georgian Village, Castleknock,		
5. APPLICANT	Name Kelland Homes Ltd.,		
	Address 21 Cedar Ave., Kingswood Hts., Belgard Road,		
6. DECISION	O.C.M. No. PA/861/81		Notified 1st May, 1981
	Date 1st May, 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/281/81		Notified 10th June, 1981
	Date 10th June, 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

Tel. 724755(Ext. 262/264)

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

Notification of Grant of Permission/~~XXXX/XXXX~~

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

To **Kalland Homes (Developments) Ltd.**

Decision Order
Number and Date

PA/B61/B1: 1/5/81

TA 2015

Springfield House,

Register Reference No.

Blessington Road,

Planning Control No.

Tallaght, Co. Dublin.

Application Received on

21/10/80

Adm. Int. Rec.

4/3/81

Applicant **Kalland Homes Ltd.**

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

Proposed residential development at Cherrywood, Old Nangor Road, Clonsilla.

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>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £44,500. 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>3. To prevent unauthorised development.</p> <p>4. 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: **10th June, 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.

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, watermainns or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of ~~£70,000. (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, watermainns and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of ~~cash sum of £40,000.~~ 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.


For Principal Officer.

(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 & 1976

To: **Kelland House (Developments) Ltd.**
Springfield House,
Blanchington Road,
Tallaght, Co. Dublin.
Applicant **Kelland House Ltd.**

Decision Order
Number and Date **PA/061/81 1/5/81**
Register Reference No. **TA 2015**
Planning Control No. **31/10/80**
Application Received on **4/3/81**
Add. Inf. Rec.

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

Proposed residential development at Cherrywood, Old Nanger Road, Clondelkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>6. 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>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>8. 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>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>10. 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.</p> <p>11. 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>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</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 order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>(Contd)</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **10th June, 1981.**

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

12. That all watermain tapplings 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.
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.
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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
15. ~~That all relevant conditions attached to permission Order No. PA/2165/80, dated 8/10/80, Reg. Ref. TA 1412 and PA/2174/80, Reg. Ref. TA 1653 be adhered to in this development.~~
16. That construction of the Slat Road from the new Manger Road to the Camo River be commenced immediately by the applicant and the works to be completed prior to 1st October, 1991. The westerly road connection from the new Manger Road to the Old Manger Road to be completed by the applicant within three months of receipt of design drawing from the County Council; the above works, including the provision of the land for the Slat Road between the Old Manger Road and the Camo River to be carried out by the applicant and at the applicant's expense. In this regard the applicant is advised that the contribution imposed in condition 4 of Order PA/2174/80 Reg. Ref. TA 1653 refers to a contribution relative to the provision of Sanitary Services and does not refer to road works.

REASONS FOR CONDITIONS

12. 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.
13. in the interest of the proper planning and development of the area.
14. in the interest of visual amenity.
15. In the interest of the proper planning and development of the area.
16. To ensure contribution towards the cost of provision of services in the area.

[Signature]
for Principal Officer.

Cond....

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) Act 1976

To: **Kalland House (Developments) Ltd.**
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.
Applicant **Kalland House Ltd.**

Decision Order
Number and Date **PA/861/81 1/8/81**
Register Reference No. **TA 2016**
Planning Control No.
Application Received on **31/10/80**
Add. Inf. Rec. **4/3/81**

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

Proposed residential development at Cherrywood, Old Manor Road, Clonsilla.

CONDITIONS	REASONS FOR CONDITIONS
<p>17. That on completion of the Slot Road as conditioned in condition 15, the temporary access to Manor Road to be closed permanently and all further access to the site to be via the Slot Road.</p> <p>18. The location of the surface water outfall to be extended eastward to connect with the "Cane" on the Clonsilla side of the pond and water-fall on the adjoining public lands.</p> <p>19. That house numbers 96-100 and their associated frontage road works be excluded from this permission.</p>	<p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. 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:

10th June, 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

2735

TA2015

Mr. Joseph Shannon,
89 Georgian Village,
Castleknock,
Co. Dublin.

22nd December, 1980.

re/ Proposed residential development at Cherrywood, Old Nangor Road,
Gibraltar, Fairview Townland, Clondalkin, Co. Dblin, for Kelland
Homes Limited.

Dear Sir,

With reference to your application received here on 31st October, 1980 in connection with the above, I wish to inform you that before the applicant can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate :-

1. A plan of the proposed development at 1:500 scale is required indicating inter alia a separation of 7ft.6ins. between all pairs of bungalow and details of all roads. It should be noted that a set back of 70ft. is required from the reservation for the Slot Road, which on the basis of the submitted plan may affect houses on Sites 1 and 2. Additionally, a set back of 25ft. is required from the Old Nangor Road which may affect houses on Sites 58 and 59.
 2. No suitable area of public open space has been provided. The applicant should submit details of the precise location and extent of the public open space to serve the development.
 3. Clarification is required regarding site boundaries at the north-east of the site. These boundaries differ on this application form from the previously approved application TA1412, and the current application TA1948.
 4. Vehicular access to the site is shown from a local distributor road which is not yet available and is shown to be outside applicant's site. Clarification of this situation is required.
 5. The proposed development does not conform to conditions attached to the grant of permission for this estate Reg. Ref. TA1412. Clarification of these matters is required.
- N.B. The applicant should mark his reply "Additional Information" and quote the Reg. Ref.No. given above.

Yours faithfully,

AS

for Principal Officer