

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE TA.309	
1. LOCATION	Kilnamanagh, Tallaght, Co. Dublin		
2. PROPOSAL	13 houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
	P.	21.2.80	1. 18th April 1980
			2. _____
4. SUBMITTED BY	Name	Mr. P. Keenan,	
	Address	Herbert Place, Dublin 2	
5. APPLICANT	Name	Brennan & McGowan,	
	Address	Greenhalls Road, Tallaght, Co. Dublin	
6. DECISION	O.C.M. No.	PA/2207/80	Notified 14th Oct., 1980
	Date	14th Oct., 1980	Effect To grant permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	11th Nov., 1980	Decision Permission granted by
	Type	3rd Party,	Effect An Bord Pleanala, 6th Nov., 1981
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.			
16.			

Prepared by	Copy issued by.....	Registrar.
Checked by	Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: T.A. 309

APPEAL by Kilnarnagh Residents Association care of 14, Parkhill Court, Kilnarnagh, County Dublin against the decision made on the 14th day of October, 1980, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Brennan and McGowan of Greenhills Road, Tallaght, County Dublin for housing development on a site at Kilnarnagh, Tallaght, 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 reason 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

It is considered that the proposed development carried out in accordance with the permission granted by this order would not give rise to traffic hazard or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. Each dwellinghouse shall be used as a single dwelling unit. 2. All roads, footpaths, verges shall be constructed in accordance with the requirements of the planning authority. 3. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	1. To prevent unauthorised development. 2. To ensure that these parts of the development are carried out to a satisfactory standard. 3. 4. and 5. In the interest of public amenity.

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>4. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.</p>	
<p>5. All public services for the proposed development including electrical, communal television and telephone cables and equipment shall be located underground throughout the entire site.</p>	
<p>6. 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 the public view. Timber fencing is not acceptable. Rear boundary walls similar to the foregoing not less than 2½ metres in height are to be provided at the rear of the sites.</p>	<p>6. In the interest of visual amenity and privacy.</p>
<p>7. House numbers 4 and 5 shall be omitted in view of the inadequate rear garden depths available.</p>	
<p>8. A scheme for the landscaping of the site shall be submitted to and agreed with the planning authority before the development is commenced.</p>	<p>7. and 8. In the interest of the proper planning and development of the area.</p>
<p>9. The area shown as open space shall be reserved for use as public open space and shall be levelled, soiled, seeded and landscaped in accordance with a scheme to be agreed with the planning authority and made available for use by the residents on completion of their houses.</p>	<p>9. In the interest of the amenities of future residents.</p>
<p>10. The water supply and drainage arrangements including the disposal of surface water shall be in accordance with the requirements of the planning authority.</p>	<p>10. In the interests of public health and to ensure that these services are of adequate standard.</p>

Contd./.....

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>11. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public piped 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>12. 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 spaces, 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>11. 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> <p>12. To secure the satisfactory completion of the development.</p>

J. Gunn

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

Dated this 6 day of November 1981.

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, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **€6,000.00 (six**

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 **Cash €4,000.00** 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.

(Contd. . . .)

AB

for Principal Officer.

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

To: Mr. John P. Keenan, Architect,
Herbert House,
4 Herbert Place,
Dublin 2.

Decision Order
Number and Date PA/2207/80: 14/10/80.....
Register Reference No. T.A. 309.....
Planning Control No. 13449.....
Application Received on 21/2/80.....
Add. Inform. rec'd: 15/8/80

Applicant Brennan and McGowan,

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/Approval for:-

Proposed 13-houses on site at Kilmamagh, Tallaght, Co. Dublin.

SUBJECT TO THE FOLLOWING CONDITIONS:

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, soiled, 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.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

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

[Signature]
for Principal Officer

Date: 18th October, 1980......

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>11. 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.</p> <p>12. 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>13. 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. Rear boundary walls similar to the foregoing, not less than 2½-metres in height, are to be provided at the rear of the sites.</p> <p>14. That house Nos. 4 and 5 be excluded in view of the inadequate rear garden depths available.</p> <p>15. The entrance road adjoining Site 13 is to be adjusted so as to provide adequate access to the house.</p> <p>16. That an adequate and satisfactory landscaping scheme, together with programme for such works, be submitted to and approved by the Council.</p> <p>17. The open space is to be fenced off and protected at all times and is to be kept in a clean and tidy condition during housing construction works. Plant, machinery, builders materials and stores are <u>not</u> to be located in the open space.</p> <p>NOTE: Applicant is advised to consider whether Sites 4 and 5, could be the subject of an applicant for a small bungalow type dwelling with adequate separation, building line and rear garden depth.</p>	<p>11. 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>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of visual 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. In the interest of the proper planning and development of the area.</p> <p style="text-align: right;"><i>AB</i></p>

for Principal Officer.

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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.

PA/784/80

TA 309

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

18th April, 1980

re/ Proposed 13 No. dwelling houses at Kilnamanagh Estate for
Brennan and McGowan.

Dear Sir,

With reference to your planning application received here on 21st February, 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 details of the proposed water supply system, foul and surface water sewers, together with details of all the relevant connections to the main outfalls,
 - (b) alterations and adjustments to the housing layout provided for a clearance distance of not less than 50ft. for any house from the proposed Embankment/Walkinstown Road, at the north boundary of the site,
 - (c) the specific area of the site proposed for development, including the specific area of the associated open space.

NOTE : The above matters must be the subject of consultation with the County Council before the submission of any further information.

N.B. The applicant should mark his reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

J.K.

for Principal Officer