

# COMHAIRLE CHONTAE ÁTHA CLIATH



File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE  SA.1384
1. LOCATION	Newlands, Clondalkin,	
2. PROPOSAL	18 Dwellings and 20 dwellings,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	9th August 1979
		Date Further Particulars
		(a) Requested
		(b) Received
		1. ....
		2. ....
4. SUBMITTED BY	Name	Keaney Quinn and Partners,
	Address	39 Upper Fitzwilliam St., Dublin 2.
5. APPLICANT	Name	K Loughnane,
	Address	
6. DECISION	O.C.M. No.	PA/3363/79
	Date	8th October 1979
		Notified 8th October 1979
		Effect To grant permission
7. GRANT	O.C.M. No.	
	Date	
		Notified
		Effect
8. APPEAL	Notified	5th Nov. 1979
	Type	3rd Party
		Decision Permission granted by An Bord Pleanála, Effect 19th Dec., 1980
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.	Permission extended to 28/2/89 pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982	
15.	Time ext. refused dated 22/3/89	
16.		

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

REGISTER

REGISTERED POST

Keaney Quinn & Partners,  
2, Leopardstown Office Park,  
Foxrock,  
Dublin 18.

B

SA 1384

22nd March, 1989.


Re: Proposed 18 houses at Newlands Park, Newlands Avenue and Newlands Road  
for K. Loughnane.

Dear Sir,

I refer to your application under Section 4 of the Local Government (Planning and Development) Act, 1982, to further extend the period for which the above permission, granted on 19th December, 1980, extended to 28th February, 1989, has effect and wish to inform you that by order P/1030/89 dated 21st March, 1989, Dublin County Council refused the application for further extension for the following reason:

1. The Planning Authority has not been satisfied that the development has not been completed due to circumstances beyond the control of the person carrying out the development.

Yours faithfully,

  
for Principal Officer.

Register

Keaney Quinn & Partners,  
Architects and Town Planners,  
2 Leopardstown Office Park,  
Foxrock,  
Dublin 18.

SA1384

15th February, 1988

re/ Proposed 18 houses at Newlands Park, Newlands Avenue and  
Newlands Road for K. Loughnane  
Extension Reference : 4/82/E/306 ; Application rec'd. 17.12.87

Dear Sir,

I refer to your application pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982, received on 17th December, 1987 to extend the period for which the above permission granted on appeal on 19th December, 1980 has effect and wish to inform you that by order P/512/88 dated 15th February, 1988 Dublin County Council extended the period to 28th February, 1989.

Yours faithfully,



for PRINCIPAL OFFICER

PL. 6/5/47494

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: SA 1384

APPEAL by Newlands Residents Association care of 1, Newlands Avenue, Clondalkin, County Dublin against the decision made on the 8th day of October, 1979, by the Council of the County of Dublin deciding to grant subject to conditions a permission to K. Loughrane care of Keaney, Quinn and Partners, Architects, of 39 Upper Fitzwilliam Street, Dublin for housing development (18 houses) on land at Newlands Avenue and Newlands Road, 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 housing development on the said land 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, subject to compliance with the conditions specified in the Second Schedule hereto, the proposed development would not be injurious to the residential amenities of the area, or otherwise contrary to its proper planning and development.

Contd./ ...

SECOND SCHEDULE**Column 1 - Conditions**

1. The proposed houses on plots numbered 2 to 5, inclusive, shall be omitted from the development and the said plots shall be incorporated into the open space indicated on the plans lodged. The open space area, as so enlarged, shall be reserved for use as public open space and shall be soiled, seeded, levelled and landscaped in accordance with a scheme to be agreed with the planning authority or, in default of agreement, as may be determined by An Bord Pleanála.

2. The developer 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 developer and the said Council before the development is commenced or failing agreement, shall be as determined by An Bord Pleanála.

3. Before the development is commenced, the developer 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

**Column 2 - Reasons for Conditions**

1. It is considered essential that a reasonable area of public open space should be provided in the interests of the amenities of existing and future residents of the estate.

2. 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.

3. To ensure satisfactory completion of the development.

Contd./ ...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. Contd. 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 developer or, failing such agreement, shall, be as directed by An Bord Pleanála.</p> <p>4. All public services such as electrical, communal television and telephone cables required in connection with the development shall be located underground.</p> <p>5. Public lighting shall be provided in accordance with the standard requirements of the planning authority.</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 public view. The details and location of these walls shall be as agreed with the planning authority, or failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>4. In the interests of the visual amenity of the area.</p> <p>5. In the interests of public safety and amenity.</p> <p>6. In the interests of visual amenity and privacy.</p>

BRENDAN O'DONOGHUE

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



Dated this 19<sup>th</sup> day of December. 1980.

# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46 - 49 DAME STREET,  
DUBLIN 2.

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

To: Kennedy Quinn and Partners, Decision Order  
19 Upper Fitzwilliam Street, Number and Date PA/3363/79 8th October, 1979  
Dublin 2. Register Reference No. S.A. 1384  
Planning Control No. \_\_\_\_\_  
Application Received on 9.8.79

Applicant Mr. K. Loughane

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 20 houses at Newlands Park, Newlands Avenue and Newlands Road,

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That the development be carried out and completed strictly in accordance with the plans and specifications lodged with the application save as is in the conditions hereunder otherwise required.</p> <p>2. That before development commences approval under the Building Bye-laws shall be obtained and any conditions of such approval shall be observed in the development.</p> <p>3. That each dwellinghouse be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £3,360. 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>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 spaces, carparks, sewers, watermains or drains has been given by :- (a) Lodgement with the Council of an approval Insurance Company Bond in the sum of £20,000. which shall be kept in force by the developer until such time as the roads, open space, carparks, sewers, watermains and drains are taken in charge by the Council.</p>	<p>1. To ensure that the development be in accordance with the permission and effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1966.</p> <p>3. To prevent, unauthorized development.</p> <p>4. The provision of such services in the area of 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>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.</p>

Signed on behalf of the Dublin County Council: \_\_\_\_\_  
for Principal Officer

Date: 8th October, 1979,

RTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>Cond. /....</p> <p>(b) Lodgement with the Council of an agreed sum 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>(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.</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 upto the standard for taking in charge.</p> <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 on each street as occupied in accordance with a scheme to be approved by the County Council, as to provide street lighting to the standard required by the County Council.</p> <p>9. That the applicant pay a cash contribution to the County Council, towards the open space development in the surrounding area, in lieu of open space provision within the proposed housing development.</p> <p>10. That screen walls in block or similar durable materials not less than 2 metres high suitably capped and rendered to 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 Council before construction. Timber fencing is not acceptable.</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 visual amenity.</p> <p>Over/....</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. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46 - 49 DAME STREET,  
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Notification of Decision to Grant Permission/Approval  
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To: Kenny Quinn and Partners, Decision Order  
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proposed 20 houses at Newlands Park, Newlands Avenue and Newlands Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p><b>Contd./.....</b></p> <p>11. That the requirements of the Sanitary Services Department regarding the foul sewer and watermain layout be met in full before development commences.</p> <p>12. That the distance between all dwellings for the full length of the flanks shall be at least 7ft. 5ins.</p>	<p>11. In the interest of the proper planning and development of the area.</p> <p>12. 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: 8th October, 1979.

**IMPORTANT:** Turn overleaf for further information.