

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.1383
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.	1.
	2.	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/3360/79	Notified 8th October 1979
	Date 8th October 1979	Effect To grant permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 5th Nov. 1979	Decision Permission granted by
	Type 3rd Party	Effect An Bord Pleanála, 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.		
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: S.A. 1383

APPEAL by Newlands Residents Association, care of Secretary, 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. Loughnane, care of Keaney, Quinn and Partners, Architects, of 39, Upper Fitzwilliam Street, Dublin, for housing development comprising 20 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.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The proposed houses on plots numbered 2 to 5 inclusive and numbers 19 and 20 shown on the lodged plans shall be omitted from the development and the area comprising the said plots 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.	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.

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>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.</p> <p>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 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 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>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.</p> <p>3. To ensure satisfactory completion of the development.</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 19th day of Dec. 1980.



DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

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

To: Kenny, Quin & Partners,
50 Upper Fitzwilliam Street,
Dublin 2.

Decision Order
Number and Date PO/2305/79: 8/19/79

Register Reference No. S.S. 1383

Planning Control No. _____

Application Received on 8/8/79

Applicant M. 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 ~~XXXXXX~~ for:-

Proposed 4 houses at Kevlonda Park, Kevlonda Ave., and Kevlonda
Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS

REASONS FOR CONDITIONS

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.
2. That before development commences Building Bye-law approval shall be obtained and any condition of such approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £2,800, be made 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 facilitates this development; this contribution to be paid before the commencement of development on the site.
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, sewers, covers, watermains or drains has been given by:

1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1954.
3. To prevent unauthorized development.
4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that as that the developer should contribute towards the cost of providing the services.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent discontinuity in the development.

~~CONFIDENTIAL~~

Signed on behalf of the Dublin County Council: _____

for Principal Officer

Date: 8th October, 1979.

IMPORTANT: Turn overleaf for further information.