

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference 13245	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA. 1080															
1. LOCATION	1-202 incl. Johnstown, Kennelsfort Road, Palmerstown.																
2. PROPOSAL	Change of house type.																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td style="text-align: center;">P</td> <td style="text-align: center;">25th June 1979</td> <th style="width: 15%;">(a) Requested</th> <th style="width: 15%;">(b) Received</th> </tr> <tr> <td></td> <td></td> <td>1.</td> <td>1.</td> </tr> <tr> <td></td> <td></td> <td>2.</td> <td>2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars		P	25th June 1979	(a) Requested	(b) Received			1.	1.			2.	2.
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P	25th June 1979	(a) Requested	(b) Received														
		1.	1.														
		2.	2.														
4. SUBMITTED BY	Name Joseph Shannon, Address 89 Georgian Village, Castlwknock, Co. Dublin.																
5. APPLICANT	Name Kelland Homes Ltd. Address 21 Ceder Avenue, Kingswood Heights, Clondalkin.																
6. DECISION	O.C.M. No. PA/3030/79 Date 24th August, 1979	Notified 24th August, 1979 Effect To grant permission															
7. GRANT	O.C.M. No. Date	Notified Effect															
8. APPEAL	Notified 18th Sept. 1979 Type 3rd Party,	Decision Permission granted, Effect 13th June 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.....

PL. 6/5/46867

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: S.A. 1080

APPEAL by Palmerstown Community Council, care of 42, Wheatfield Road, Palmerstown, County Dublin, against the decision made on the 24th day of August 1979, by the Council of the County of Dublin deciding to grant subject to conditions a permission for the erection of houses to a revised design on sites 1 - 202, inclusive, Johnstown, Kennelsfort Road, Palmerstown to Kelland Homes Limited 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 erection of the said houses in accordance with the said plans and particulars, subject to the condition specified in column 1 of the Second Schedule hereto, the reason for the imposition of the said condition being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said condition.

FIRST SCHEDULE

The principle of development in accordance with the layout submitted has been established by the permission granted by An Bord Pleanala on 9th April, 1979 (Planning Register Reference Number M.2350). The revised house type is considered satisfactory.

SECOND SCHEDULE

<u>Column 1 - Condition</u>	<u>Column 2 - Reasons for Condition</u>
1. The conditions specified in the Second Schedule of the said Order by An Bord Pleanala shall, in so far as they are relevant, be complied with in the course of the development.	1. In the interests of proper planning control

JOHN S. CONWAY

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

Dated this 13th day of June 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: Joseph Shannon
89 Georgian Village,
Castleknock,
Co. Dublin.

Decision Order
Number and Date PA/3038/79: 24/8/79

Register Reference No. S.A. 1080

Planning Control No. 13245

Application Received on 25/6/79

Applicant Kelland Homes Ltd.

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 change of house type on sites 2232 inclusive at Johnstown, Kennaforest Road, Palmetstown.

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 specification lodged with the application save as is in the conditions hereunder otherwise required.</p> <p>2. That before development commences Building By-laws approval 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 the arrangements made for the payment of the financial contribution of £135,200. be strictly adhered to .</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 space, carparks, sewers, watermains, or drains has been given by:</p> <p>a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £94,000. 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>or/...</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, 1878-1904.</p> <p>3. To prevent unauthorised development.</p> <p>4. To ensure contribution towards the cost of providing public services in the area.</p> <p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dis-amenity in the development.</p>

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

for Principal Officer

Date: 24th August, 1979.

Cont./.....

CONDITIONS	REASONS FOR CONDITIONS
<p>b. Lodgement with the Council of a cash sum to be agreed 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>or/...</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 anycase 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 taken-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, telephons 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, silled and 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 all watermain tappings branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department.....</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. To comply with public health requirements and to ensure adequate standards of workmanship.....</p>

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

Decision Order Number and Date PA/3030/79: 24/8/79
Register Reference No. S.A. 1030
Planning Control No. 13243
Application Received on 25/6/79

Applicant Kelland HOMES Ltd.

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 change of house type on sites 1-202 inclusive at Johnstown, Kemeelfort
Road, Palmerstown.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
11.and that the cost thereof be paid to the County Council before any development commences.	11.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.
12. That an acceptable street naming and house numbering scheme be submitted to and approved by the Council before any constructional work takes place on the proposed houses.	12. In the interest of the proper planning and development of the area.
13. That the screen walls in block or similar durable materials not less than 2 metres high suitably capped and finished 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.	13. In the interest of visual amenity.
14. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council Sanitary Services Engineers. In this regard the applicant should ascertain details of the Council's proposal to culvert the Glenaulia Stream along the northern boundary of the site. A right of way is required by the Sanitary Services Engineer to be left free of development along the Northern boundary. Details to be agreed with the Sanitary Services Engineer. No work to commence on the following houses	14. In order to comply with the Sanitary Services Acts, 1878-1904.

condt./.....

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

for Principal Officer

Date: 24th August, 1979.

ATTENTION: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>14.until the stream has been culverted: a. sites 13-30; b. sites 73-78; c. sites 99-131.</p> <p>15. That all conditions imposed by An Bord Pleanála by Order dated 9/4/79 be adhered to in this development.</p> <p>16. That the front building line be a minimum of 25ft. and rear gardens to be a minimum of 35ft.</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>for Principal Officer.</p>	

NOTE:
If there is no appeal to An Bord Pleanála 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 Pleanála. 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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