

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA/1070
1. LOCATION	Kennelsfort Road, Palmerstown, Dublin 20	
2. PROPOSAL	112 Houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	22nd June, 1979
		Date Further Particulars
		(a) Requested (b) Received
		1.
		2.
4. SUBMITTED BY	Name	Alterac Associates Ltd.,
	Address	15 Clyde Road, Ballsbridge, Dublin 4
5. APPLICANT	Name	as above
	Address	as above
6. DECISION	O.C.M. No.	PA/2981/78
	Date	21st August, 1979
		Notified 21st August, 1979
		Effect To grant permission
7. GRANT	O.C.M. No.	PBD/262/79
	Date	10th October 1979
		Notified 10th October 1979
		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.		
16.		

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

PBD | 262/79

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

Notification of Grant of Permission ~~Application~~ **XXXX**

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

To: **Mr. John F. O'Connor,**
Alterac Associates Limited,
15 Clyde Road,
Bellebridge,
Dublin 4.
Alterac Associates Limited.

Decision Order **PA/2981/79: 21/8/79**
Number and Date
Register Reference No. **S.A 1070**
Planning Control No. **22/6/79**
Application Received on

Applicant

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

Proposed 112 houses at Kennelafort Road, Palmerstown, Dublin 20.

CONDITIONS	REASONS FOR CONDITIONS
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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £45,150 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.	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.
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, car-parks, sewers, watermains or drains has been given by: (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £40,500 , which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermains, and drains are taken-in-charge by the Council	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.

Continued/..

Signature _____
behalf of the Dublin County Council:

[Signature]
for Principal Officer

10 OCT 1979

Date:

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.

or/..

(b) Lodgement with the Council of Cash £21,000 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 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.

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.

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.

7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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 set required by the County Council.

9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.

for Principal Officer, *W*

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DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

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

To: **Mr. John F. O'Connell,**
Aituras Associates Ltd.,
15 Clyde Road,
Ballybride,
Dublin 4.

Decision Order Number and Date **PA/2021/70: 21/8/79**
Register Reference No. **S.A. 1874**
Planning Control No. **22/5/79**
Application Received on

Applicant **Aituras Assoc Ltd.**

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

Proposed 12 houses at Kennelcork Road, Palmerstown, Dublin 18.

CONDITIONS

10. That the area shown and conditioned as open space be levelled, sited and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
11. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.
12. That all watermain tapping branch connections, grubbing, 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 the screen walls be black or similar durable materials not less than 2 metres high suitably capped and finished as provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling

REASONS FOR CONDITIONS

10. In the interest of the proper planning and development of the area.
11. In order to comply with the Sanitary Services Acts, 1878-1914.
12. 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 recover the cost.
13. In the interest of the proper planning and development of the area.
14. In the interest of visual amenity.

Continued/..

on behalf of the Dublin County Council:

for Principal Officer **10 OCT 1979**

Date:

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

must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

15. That the areas coloured green at the side of Sites 15 and 17 on Kennelport Road; Sites 15 and 17 on Road No. 2 and Sites 1, 19 and 27 on Road 3 be incorporated into private garden area of these houses.

16. That the front building line be a minimum of 25-ft. and the minimum depth of rear gardens be 35-ft.

17. That the requirements of the Roads Department, as specified in SP104, be strictly adhered to.

18. That the line of the proposed Kennelport Road Extension be set out on site by the applicant and checked by an Engineer from the Roads Department.

19. That the temporary connection from Road No. 2 to the adjoining site be removed and Road No. 2 be completed as a cul-de-sac, when the proposed distributor road is open to traffic.

20. That the following houses be omitted from the development

- a. Sites 19 and 20 on Kennelport Road.
- b. Sites 1 and 2 on Road No. 2.
- c. Sites 7 to 20 even numbers inclusive on Road No. 3.

The development of this area is premature pending the design and location of a proposed surface water pipe line. The applicant to consult with Sanitary Services to determine the location of this sewer and should amend the layout in this area accordingly. The open space at rear of sites 2 to 14 on Road No. 3 is unsatisfactory as it is backland type of open space. The proposed open space to be

15. In the interest of amenity.

16. In the interest of the proper planning and development of the area.

17. In the interest of safety and the avoidance of traffic hazard.

18. In the interest of the proper planning and development of the area.

19. In the interest of the proper planning and development of the area.

20. In the interest of the proper planning and development of the area.

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DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

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

To: **Mr. John F. O'Connor,**
Alterra Associates Ltd.,
18 Clyde Road,
Ballybride,
Dublin 4.

Decision Order Number and Date **PA/2981/79: 21/6/79**
Register Reference No. **S.A. 1080**
Planning Control No. _____
Application Received on **22/6/79**

Applicant **Alterra Associates Limited.**

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

Proposed 112 houses at Kennelsfort Road, Palmerstown, Dublin 20.

CONDITIONS	REASONS FOR CONDITIONS
<p>enlarged by the omission of sites 2 and 4 and the incorporation of this land into the public open space area.</p> <p>21. A minimum building line of 30-ft. to be provided from Distributor Road.</p> <p>22. That the land required for the Distributor Road be left free of development and made available to the County Council when required for road building purposes.</p> <p>23. All houses abutting the Distributor Road to have a 2 metre high screen wall suitably capped and finished in location to be determined by the Roads Engineer.</p>	<p>21. In the interest of the proper planning and development of the area.</p> <p>22. In the interest of the proper planning and development of the area.</p> <p>23. In the interest of the proper planning and development of the area.</p>

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

for Principal Officer **10 OCT 1979**

Date:

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