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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1652															
1. LOCATION	Road 13, 14, 22, 28, Woodford, Monastery Road, Clondalkin.																
2. PROPOSAL	Revised 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></td> <td></td> <th style="width: 15%;">(a) Requested</th> <th style="width: 15%;">(b) Received</th> </tr> <tr> <td style="padding: 2px;">P.</td> <td style="padding: 2px;">20th Oct. 83.</td> <td style="padding: 2px;">1.</td> <td style="padding: 2px;">1.</td> </tr> <tr> <td></td> <td></td> <td style="padding: 2px;">2.</td> <td style="padding: 2px;">2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P.	20th Oct. 83.	1.	1.			2.	2.
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		(a) Requested	(b) Received														
P.	20th Oct. 83.	1.	1.														
		2.	2.														
4. SUBMITTED BY	Name Kelland Homes Limited, Address Springfield House, Blessington Rd., Tallaght, Co. Dublin.																
5. APPLICANT	Name as above. Address																
6. DECISION	O.C.M. No. PA/2490/83 Date 19th Dec., 1983	Notified 19th Dec., 1983 Effect To grant permission															
7. GRANT	O.C.M. No. P/305/84 Date 6th Feb., 1984	Notified 6th Feb., 1984 Effect Permission granted															
8. APPEAL	Notified Type	Decision 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.																	

Prepared by	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

P/30.5/84

GRANT OF PERMISSION

(Tel. 724755 (ext. 262/264))

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982
~~1963-1983~~

To **Kelland Homes Ltd.,**
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.
Applicant **Kelland Homes Ltd.**

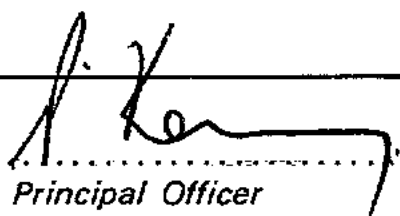
Decision Order
Number and Date **PA/2490/83: 19/12/83**
Register Reference No. **YA 1652**
Planning Control No.
Application Received on **20/10/83**

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

Proposed change of house type on sites 1-51 & sites 2-8 Road 13; 1-15 & 2-16 Road 14; 1-67 & 2-86, Road 22; 1-39 & 2-36 Road 28; Woodford, Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	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 That a financial contribution in the sum of £320,000./ in respect 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 on the site.	3. To prevent unauthorised development 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.

Signed on behalf of the Dublin County Council


For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **6 FEB 1984**

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.

CONDITIONS

REASONS FOR CONDITIONS

4.

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 £250,000. (two hundred and fifty 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) Lodgment with the Council of £100,000. 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) Lodgment 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 lodgment 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.

4.

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.



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Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To **Kelland Homes Ltd.,**
Springfield House,
Blessington Road,
Tallaght, Co. Dublin.
Applicant **Kelland Homes Ltd.**

Decision Order Number and Date **PA/2490/83: 19/12/83**
Register Reference No. **YA 1652**
Planning Control No. **20/10/83**
Application Received on **20/10/83**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed change of house type on sites 1-51 & sites 2-8 Road 13; 1-15 & 2-16 Road 14; 1-67n & 2-86 Road 22; 1-39 & 2-36 Road 28 Woodford Monastery Road, Clondalkin

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>That no dwelling house be occupied until all the services have been connected thereto and are operational.</p> <p>That the area shown as open space be levelled, seeded, sodded and landscaped to the satisfaction of the County Council and to be available for use by residents in completion of their dwellings.</p> <p>8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>5. To protect the amenities of the area.</p> <p>6. In the interest of amenity.</p> <p>7. In the interest of amenity and public safety.</p> <p>In the interest of the proper planning and development of the area.</p> <p>In the interest of the proper planning and development of the area.</p> <p>8. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

6 FEB 1984

IMPORTANT: Turn overleaf for further information

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.

CONDITIONS

REASONS FOR CONDITIONS

9. 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.

9. 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.

10. 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.

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

11. 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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

11. In the interest of visual amenity.

12. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains forming part of the development, until taken in charge by the Council.

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

13. That the internal roads and roundabouts, including the main distributor road through the site be constructed to the requirements of the Roads Department. Longitudinal sections of all roads and roundabouts to be submitted to the Roads Department for approval prior to the commencement of development.

13. In order to comply with the requirements of the Roads Department.

PK 14. That the road works at the Monastery Road roundabout including the provision of an access to the SIAC site be carried out to the satisfaction of the Roads Department. The developers to be responsible for the cost of all the roadworks in the vicinity which facilitate the development of the site for housing. Provision shall be made for the continuous flow of traffic along Monastery road whilst these roadworks are being carried out so as to avoid possible traffic hazard and congestion in accordance with the requirements of the Roads Department. In this respect the construction of this roundabout must be completed prior to the commencement of development of the estate.

14. In order to comply with the requirements of the Roads Department.

(Cont.....)

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Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983

To **Kelland Homes Ltd.,** Decision Order Number and Date **PA/2490/83 19/12/83**
Springfield House, Register Reference No. **YA 1652**
Blessington Road, Planning Control No.
Tallaght, Application Received on **20/10/83**
 Applicant **Kelland Homes Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
change of house type on sites 1-51 and sites 2-8, Road 13; 1-15, and 2-16, Road 14; 1-67 and 2-86 Road 22; 1-39 and 2-36 Road 28; Woodford; Monastery Road; Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

15. That deflection islands for all roundabouts and proper road markings to be provided to the requirements of the Roads Department. Details to be agreed with the Roads Department prior to the commencement of development.
16. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-east of the site if and when required.
17. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-
 - a. The first contribution of drainage from the developments shall not be discharged before Spring 1983.
 - b. The development of each site shall be at a rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.
18. That a minimum separation of 7'6" be provided between each house, part of houses or terrace of houses.
19. That a minimum front garden depth of 25ft. and rear garden depth of 35ft. be provided for all houses.
20. That the areas of public open space be fenced off and protected during site development works. These areas shall not be used as sites for the storage of building materials, soil, rubble etc.

15. In order to comply with the requirements of the Roads Department.
16. In the interest of the proper planning and development of the area.
17. In order to comply with the requirements of the Sanitary Services Department.
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 amenity.

Contd./.....

Signed on behalf of the Dublin County Council

[Signature]
 For Principal Officer
6 FEB 1984

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.

21. That the location of builders compound sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.

22. That the proposed houses be used as single dwelling units.

23. That the proposals for surface water drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-

a. The applicants shall at their own expense construct the final outfalls to the proposed realigned Cammock River or alternatively shall pay the full cost of laying same to the Council who will lay the said section on their behalf. In the former case the applicants shall lodge written permission of the owners of lands, not in their ownership to enter and lay sewers on their premises and shall obtain on the Council's behalf a wayleave 10 metres width centred on the said pipe lines for maintenance purposes when the sewer shall be taken in charge by the Council.

b. Before any building work shall be put in hands the applicants shall pay a contribution towards the realignment of the Cammock River to the County Council. The amount of which shall be agreed with the Sanitary Services Department.

24. That the proposals for water supply be in accordance with the requirements of the Sanitary Services Department in relation to the laying of 600mm water main to serve the site. Applicants to pay a deposit to Dublin County Council for the laying of the watermain across land not in the applicants control. In this regard the 300mm main is sufficient to provide a water supply for 2 years at which time the 600mm main must be laid.

25. A minimum building line of 30ft. to be provided to the Local Distributor Road.

26. That the following houses be omitted from the development:-

a. No. 74 to no. 86 even nos. on Road 22;

b. No. 25 to no. 39 odd nos. on Road 28;

c. No. 1 to no. 16 inclusive on Road 14.

These houses to be replaced by blocks of houses of a maximum number of 6 in any block. Details to be agreed with the Planning Authority.

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

22. To prevent unauthorised development.

23. In order to comply with the Sanitary Services Acts 1878-1964.

24. In order to comply with the Sanitary Services Acts 1878-1964.

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

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

Contd./.....