

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0476
1. Location	With access off Knockmeenagh Lane, Knockmeenagh, Clondalkin, Dublin 22.	
2. Development	Residential development consisting of 26 no. 2 bed apartments in 2 no. and 3 storey blocks and 6 no. 2 bed town houses and associated open spaces and site development works on site of circal 1.67 acres with access off Knockmeenagh Lane, Knockmeenagh, Clondalkin being a revision of existing application on site Reg. Ref. S99A/0476. The development includes the demolition of a semi derilict house on the lands.	
3. Date of Application	15/07/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 13/09/1999    1. 23/12/1999 2. 21/02/20     2. 05/07/20
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 22.	
6. Decision	O.C.M. No. 2178 Date 26/09/2000	Effect WD WITHDRAW THE APPLICATION
7. Grant	O.C.M. No. Date	Effect WD WITHDRAW THE APPLICATION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal

14. ....

\ Registrar

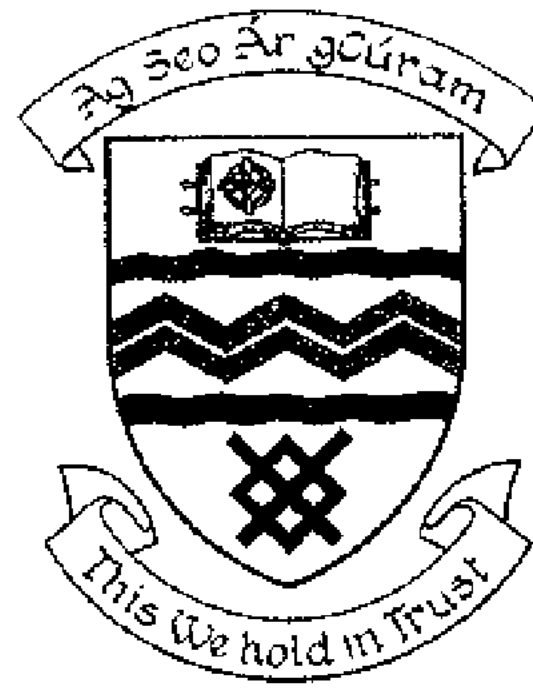
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Date

.....

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1991	Date of Decision 01/09/2000
Register Reference S99A/0476	Date 15/07/99

Applicant Kelland Homes Ltd.,  
App. Type Permission  
Development Residential development consisting of 26 no. 2 bed apartments in 2 no. and 3 storey blocks and 6 no. 2 bed town houses and associated open spaces and site development works on site of circal 1.67 acres with access off Knockmeenagh Lane, Knockmeenagh, Clondalkin being a revision of existing application on site Reg. Ref. S99A/0476. The development includes the demolition of a semi derilict house on the lands.

Location With access off Knockmeenagh Lane, Knockmeenagh, Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 29/09/2000

Yours faithfully

..... *MM* ..... 01/09/00  
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,  
29 Fitzwilliam Place,  
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0476
1. Location	With access off Knockmeenagh Lane, Knockmeenagh, Clondalkin, Dublin 22.	
2. Development	Residential development consisting of 26 no. 2 bed apartments in 2 no. and 3 storey blocks and 6 no. 2 bed town houses and associated open spaces and site development works on site of circal 1.67 acres with access off Knockmeenagh Lane, Knockmeenagh, Clondalkin being a revision of existing application on site Reg. Ref. S99A/0476. The development includes the demolition of a semi derilict house on the lands.	
3. Date of Application	15/07/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 13/09/1999    1. 23/12/1999 2. 21/02/20    2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 22.	
6. Decision	O.C.M. No. 0363  Date 21/02/2000	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal

Registrar .....

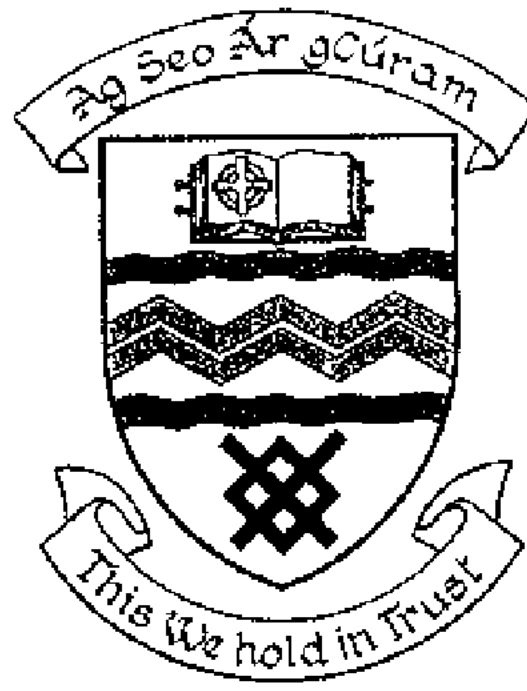
Date .....

Receipt No. ....

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0363	Date of Decision 21/02/2000
Register Reference S99A/0476	Date 15/07/99

Applicant  
App. Type  
Development

Kelland Homes Ltd.,

Permission

Residential development consisting of 26 no. 2 bed apartments in 2 no. and 3 storey blocks and 6 no. 2 bed town houses and associated open spaces and site development works on site of circal 1.67 acres with access off Knockmeenagh Lane, Knockmeenagh, Clondalkin being a revision of existing application on site Reg. Ref. S99A/0476. The development includes the demolition of a semi derilict house on the lands.

Location

With access off Knockmeenagh Lane, Knockmeenagh, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 23/12/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

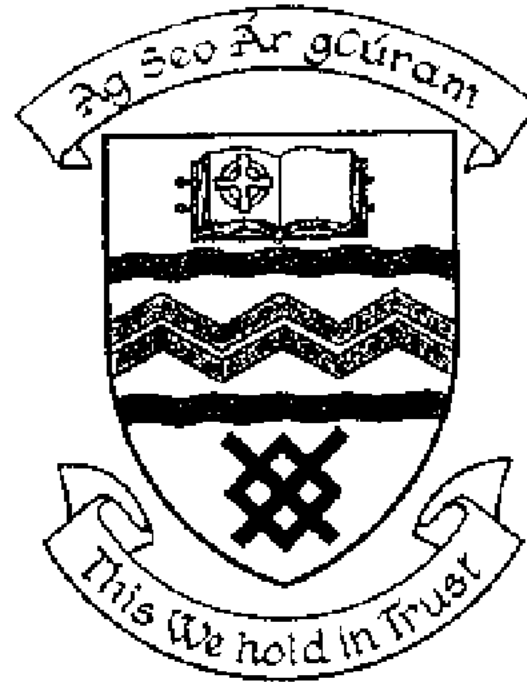
- 1 The applicant is advised that the tree survey requested as additional information was not submitted and without this information it is impossible to assess the suitability of the proposed layout in relation to the existing mature trees. The trees on this are a significant feature and it is necessary that the layout maximises their potential to be retained.

Fenton-Simons,  
29 Fitzwilliam Place,  
Dublin 2.

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- 2 The applicant proposes to connect to a sewer not taken in charge. The applicant shall submit written evidence of permission to connect to private sewer, or propose alternative. If the applicant wishes to proceed with his proposal to connect to the private sewer, he must first submit details of the proposed run-off from his development, and demonstrate that the receiving sewer has the capacity to accept all anticipated flows.
- 3 The vision splays on the right hand side of the proposed access point is substandard due mainly to the height of pier on adjacent end property. The pier will have to be removed or the entrance would need to be relocated eastwards. Details to be agreed with the Roads Authority.
- 4 The applicant is advised that the orientation of Block B is not acceptable to the Planning Authority. As land has been zoned A to the east of the site 'to protect and/or improve residential amenity', it is considered that an 11 metre separation would be required between the boundary, to allow for a 22 metre separation between directly opposing windows. It is advised that the applicant re-orientate the building 90 degrees, to face block A. The applicant is advised that a 3 metre separation will then be required between the eastern boundary and Block B. This will result in either scaling down the width of Block B and/or re-route the road layout, and this should not entail any significant alteration to the layout of the proposed open space.

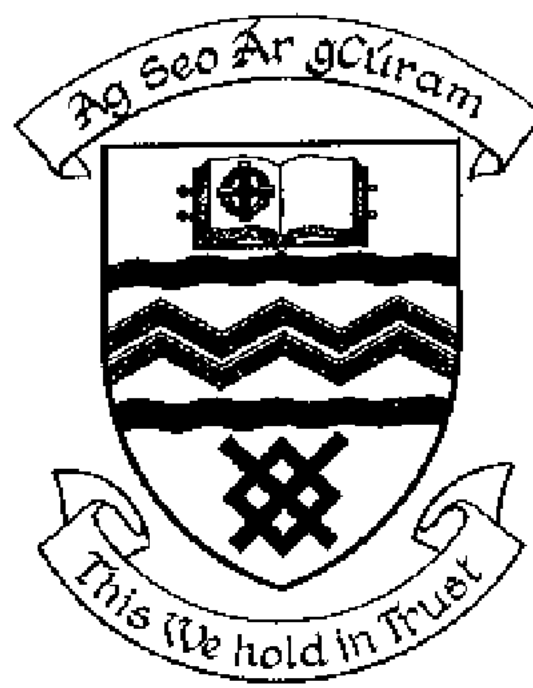
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

*MH*  
.....  
for SENIOR ADMINISTRATIVE OFFICER

21/02/00

SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1984	Date of Decision 13/09/1999
Register Reference S99A/0476	Date: 15/07/99

Applicant Development Kelland Homes Ltd.,  
Residential development consisting of 30 no. 2 bed apartments in 2 no. 3 storey blocks and 10 no. 2 bed townhouses and associated open spaces and site development works on a site of circa 1.67 acres. This development includes the demolition of a semi derelict house on the lands.

Location With access off Knockmeenagh Lane, Knockmeenagh, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/07/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

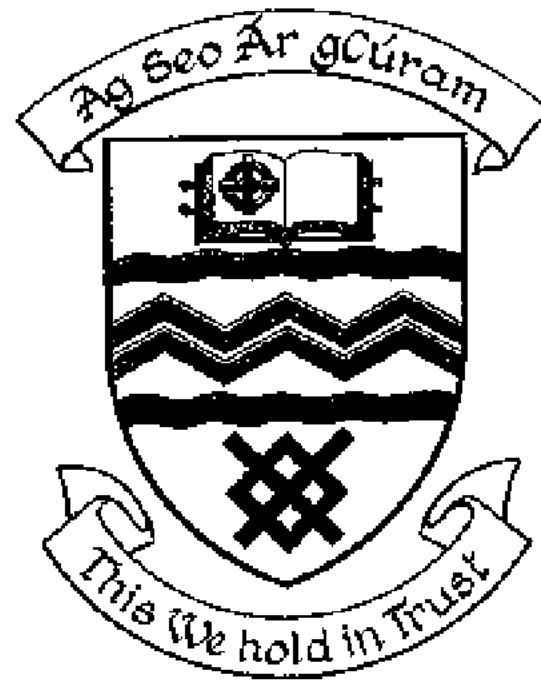
- 1 The applicant is advised that the Planning Authority consider the scale, bulk and massing of the buildings, especially the bulk and uniformity of the three storey design unacceptable.  
In addition it is considered that the layout and design of the open space and carparking areas does little to enhance visual and residential amenities, particular attention is drawn to the extent of carparking within the internal courtyards and lack of landscaped areas to break up this carparking, attention is also drawn to the lack of a relationship/linkage between Block D and the carparking area.
- 2 The applicant is advised that the carparking requirement for this development is 80 no. spaces, however the site layout

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29 Fitzwilliam Place,  
Dublin 2.

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provides for only 58 no. spaces. Applicant to submit revised details which provide 2 car spaces per unit and/or reduced number of units.

- 3 The applicant is requested to submit a detailed tree survey. The site is surrounded by a belt of semi-mature trees with a group of mature trees along the boundary with Knockmeenagh Lane, it is considered that the presence of these trees contributes greatly to the amenities and character of the area.  
The applicant is requested to pay particular attention to the retention of these trees in any revised site layout plan.
- 4 The applicant is advised that there is a road reservation line on south side of site which affects the site, this is not shown on the site layout drawing.  
Applicant to submit revised site layout plan indicating Knockmeenagh Lane reservation/road widening line.
- 5 Applicant to submit details of proposed improvements to Knockmeenagh Lane, including road, pathway, grass verge, drainage and public lighting.
- 6 The proposed entrance to the development to be relocated so as to provide vision splays to Roads Departments standards.  
Applicant to submit amended details to provide for same.
- 7 Applicant proposes to connect 225mm diameter foul drainage to a 150mm diameter foul sewer in Newlands Avenue, which is an unacceptable arrangement also, this sewer has not got capacity to take further development. Applicant should investigate alternatives. Possible alternatives include:
  - a) Next manhole downstream at junction of Newlands Avenue and Newlands Park where sewer is 225mm diameter, or;
  - b) Foul sewer in Floraville Estate.
- 8 Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 9 Applicant proposes to connect to a surface water sewer not yet taken in charge. Applicant to submit written evidence

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of permission to connect to private sewer, or propose alternative. It is noted that there is a possible alternative to the north of the site.

- 10 Applicant is advised that watermain spurs should not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop. Amended details to be submitted.

NOTE: The applicant is advised to contact the Planning Authority prior to submission of amended drawings and that any substantially amended site layout submitted by way of further information should be accompanied by revised public notices.

Signed on behalf of South Dublin County Council

*ll*  
.....  
for Senior Administrative Officer

13/09/99