

REF. NO.: 91A/0410

CERTIFICATE NO.: 14376B

PROPOSAL: 16 houses

LOCATION: 2-32 Even Road 17 Woodford Manasterly Rd, Bondo

APPLICANT: Kelland James UCL

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	4 880	4 880	-		
B	Domestic Exts. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 2/3/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

91A/0410

CERTIFICATE NO: \_\_\_\_\_

24699

PROPOSAL: 16 Reuses  
 LOCATION: 2-32 even Road 17 Woodford Monastery Rd, Woodstock  
 APPLICANT: Kelland Homes Ltd

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE REQ.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO.
Dwellings	2E32	7512	7512	—		
	2E32					

Ann 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Ann 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Ann 2, 3, 4, 5, 6 & 7 Certified: Signed: Rud Grade: 20 Date: 28/3/91

Ann 2, 3, 4, 5, 6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S OFFERED NO: P/ 7  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Food's lowest  
£500 per  
horse per  
previously condition  
on site, assessed  
until in new  
NOT now condition

S. J. J.

Register Reference : 91A/0410

Date : 25th March 1991

ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. *As usual pipe for remedial work 24 hour storage to be provided*

*J. Hants*  
*8/4/91*

ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

*J. Hants* 8/4/91

*W. H. Hants* 8/4/91

SS only

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

- 2

Senior Engineer,  
Sanitary Services Dept.

Register Reference : 91A/0410

Date : 25th March 1991

Development : 16 Houses

LOCATION : 2-32 even numbers, Road 17, Woodford, Monastery Rd.  
Clondalkin

Applicant : Kelland Homes Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 22nd March 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Date received in sanitary services

DUBLIN CO. COUNCIL  
SAN SERVICES  
4 APR 1991

DUBLIN CO. C  
10 MAY 1991  
Returned *JG*

FOUL SEWER

*Available to approved system.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT.  
Date 14.4.91  
Time

SURFACE WATER

*Available to approved system.*

*T. Sullivan 2/5/91*

*J. Rice  
8/5/91*



Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref. P.P. 180/2  
Your Ref.  
Date - 17.04.1991

MG

RE: Application for 16 No. Houses at Woodford, Clondalkin. Reg. Ref. 91A/410.

With regard to this application, the Parks Departments comments are;

- 1) The applicant should be requested to pay £300 per house towards the cost of development of the open space at Woodford.
- 2) A specification and plan for street tree planting is to be agreed with the Parks Superintendent prior to the commencement of development.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	18/4/91
Time .....	4.15

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed permission for houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road, Clondalkin for Kelland Homes Ltd.

Kelland Homes Ltd.,  
Monastery Road,  
Clondalkin,  
Dublin 22.

Reg. Ref. 91A/0410  
App. Recd: 22.03.91  
Floor Area:  
Site Area:  
Zoning:

CN 4149  
 CC  
 Spec. 329200  
 Plans:  
 S. Serv:  
 Open Space: 41300  
 Other: 41100  
 SECURITY:  
 Bond/C.I.F.: 250,000  
 Cash: 100,000

Report of the Dublin Planning Officer, dated 14 May 1991

This is an application for PERMISSION for 16 houses on a site within the Woodland Estate.

Reg. Ref. XA.847 refers to a grant of approval for housing in this area and that plan provided for 18 houses on the area, the subject of the present application.

The piece of waste ground at the end of the cul-de-sac is part of Yellow Meadows Estate.

The proposed development is consistent with the provisions included in the Dublin County Development Plan.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (22) conditions:-

(SEE CONDITIONS OVER)

(NP/AC)

Endorsed:- [Signature]  
for Principal Officer

[Signature]  
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (22) conditions set out above is hereby made.

Dated: 16 May, 1991.

[Signature]  
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26 April, 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed permission for houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road, Clondalkin for Kelland Homes Ltd.

### CONDITIONS

### REASONS FOR CONDITIONS

1. 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 be obtained, and all conditions of that approval be observed in the development.

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

3. That each proposed house be used as a single dwelling unit.

3. To prevent unauthorised development.

~~4. That a financial contribution in the sum of £                      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 for Roads, Open Spaces, Car parks, Sewers, Watermains and Drains, has been given by:-~~

~~5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.~~

~~a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £                      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 Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.~~

~~OR.....~~



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed permission for houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road, Clondalkin for Kelland Homes Ltd.

### CONDITIONS

### REASONS FOR CONDITIONS

b. Lodgement with the Council of a Cash Sum of £ 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 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 lodgement in any case has been acknowledged in writing by the Council.

4.8. 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.

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

6.8. 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.

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

4.6. To protect the amenities of the area.

5.7. In the interest of amenity.

6.8. In the interest of amenity and public safety.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed permission for houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road, Clondalkin for Kelland Homes Ltd.

### CONDITIONS

### REASONS FOR CONDITIONS

8/10. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

9/11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

10/12. 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.

11/13. 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.

12/14. 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.

8/10. In the interest of the proper planning and development of the area.

9/11. In order to comply with the Sanitary Services Acts 1878-1964.

10/12. 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 recoup the cost.

11/13. In the interest of the proper planning and development of the area.

12/14. In the interest of visual amenity,

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed permission for houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road, Clondalkin for Kelland Homes Ltd.

CONDITIONS	REASONS FOR CONDITIONS
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13 15. 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, watermains or drains, forming part of the development, until taken in charge by the Council.

13 15. In the interest of the proper planning and development of the area.

14 16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

14 16. To protect the amenities of the area.

15 17. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

15 17. In the interest of reducing air pollution.

16 18. That each house have a minimum front building line of 25ft. and rear garden depth of 35ft.

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

17 19. Room sizes must conform to the minimum room sizes as specified by the Department of the Environment with regard to Local Authority houses.

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

18 20. Site boundaries for sites 30 and 32 to be the subject of agreement with the Planning Authority prior to commencement of development.

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

19 21. The development shall be carried out, in conformity with Conditions Nos. 12-15 inclusive, 19, 32 & 33 of the decision to grant permission by Order No. PA/2469/82, dated 05.10.82, Reg. Ref. XA.847, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed permission for houses 2 to 32, even numbers, Road 17, Woodford, Monastery road, clondalkin for Kelland Homes Limited.

### CONDITIONS

### REASONS

20  
8  
22. That the arrangements made with regard to the lodgement of the security in the form of a bond or letter of Guarantee in the sum of £250,000. or cash lodgement in the sum of £100,000. as required by condition no. 4 of the planning permission granted under Register Reference WA/1367 be strictly adhered to in respect of this proposal.

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

21  
R  
23. That the arrangements made for the payment of the financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA.1367) 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 be strictly adhered to in respect of this development.

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

22  
24. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the Estate and incidental areas of public open space with full works specifications shall be submitted and agreed with the Planning Authority prior to the commencement of development. This plan to include provision of regrading, drainage, topsoiling, seeding, tree and shrub planting, hard surface treatment of selected areas, fully equipped playlots with hard surface base and pedestrian path circulation or a financial contribution of £300. per house in respect of the houses located west of the distributor road, to be paid to the County Council on a phased basis in lieu of the landscape plan. In this case, the open space to be dedicated to the County Council as public open space prior to the commencement of development works.

22  
24. In the interest of visual amenity.

DUBLIN COUNTY COUNCIL

REG. REF:

91A/410.

LOCATION:

2-32 even nos. Rd 17 Woodford, Monastery Rd.

APPLICANT:

Kelland Homes Ltd.

PROPOSAL:

16 houses.

DATE LODGED:

22.3.91.

This is infill development in an existing large housing development.

No Roads objection subject to:-

1. Access road to site to be constructed prior to construction of houses.
2. Applicant to make a contribution of £800 per house towards Roads Improvements in the area.

TR/BMcC  
29.4.91.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date... 07/05/91  
Time... 9.30 A.M.

SIGNED: \_\_\_\_\_

*Jenna Lopez*

DATE: \_\_\_\_\_

*29/4/91*

ENDORSED: \_\_\_\_\_

*C.F. Kelly*

DATE: \_\_\_\_\_

*29/4/91*

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

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

To Kelland Homes Ltd., Decision Order Number and Date P/2160/91 16.05.91  
Monastery Road, Register Reference No 91A/0410  
Clondalkin, Planning Control No. 22.03.91  
Dublin 22. Application Received on 22.03.91

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/A for:-

houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road,  
Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. 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 be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. 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.	4. To protect the amenities of the area.
5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	5. In the interest of amenity.

Signed on behalf of the Dublin County Council

Over

*[Signature]*  
For Principal Officer

Date 16 May 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. 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.

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

8. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

10. 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.

11. 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.

Over .....

6. In the interest of amenity and public safety.

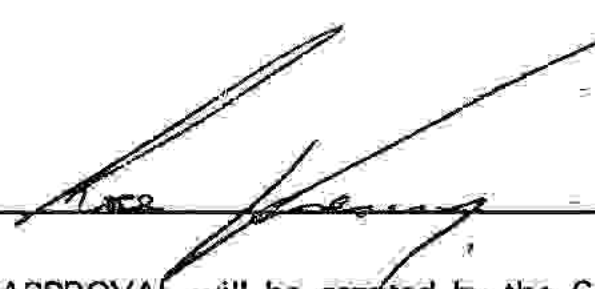
7. In the interest of the proper planning and development of the area.

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

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

10. 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.

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



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 An 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, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission

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

To Kelland Homes Ltd.,  
Monastery Road,  
Clondalkin,  
Dublin 22.

Decision Order P/2160/91 16.05.91  
Number and Date  
Register Reference No. 91A/0410  
Planning Control No.  
Application Received on 22.03.91

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/ for:-

houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road,  
Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
12. 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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.	12. In the interest of visual amenity,
13. 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, watermains or drains, forming part of the development, until taken in charge by the Council.	13. In the interest of the proper planning and development of the area.
14. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.	14. To protect the amenities of the area.

Over .....

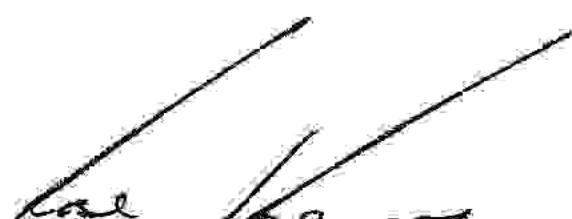
Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date 16 May 1991

IMPORTANT: Turn overleaf for further information



CONDITIONS	REASONS FOR CONDITIONS
<p>15. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.</p>	<p>15. In the interest of reducing air pollution.</p>
<p>16. That each house have a minimum front building line of 25ft. and rear garden depth of 35ft.</p>	<p>16. In the interest of the proper planning and development of the area.</p>
<p>17. Room sizes must conform to the minimum room sizes as specified by the Department of the Environment with regard to Local Authority houses.</p>	<p>17. In the interest of the proper planning and development of the area.</p>
<p>18. Site boundaries for sites 30 and 32 to be the subject of agreement with the Planning Authority prior to commencement of development.</p>	<p>18. In the interest of the proper planning and development of the area.</p>
<p>19. The development shall be carried out in conformity with Conditions Nos. 14-15 inclusive, 19, 32 &amp; 33 of the decision to grant permission by Order No. PA/2469/82, dated 05.10.82, Reg. Ref. XA.847, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.</p>	<p>19. In the interest of the proper planning and development of the area.</p>
<p>20. That the arrangements made with regard to the lodgement of the security in the form of a bond or letter of Guarantee in the sum of £250,000. or cash lodgement in the sum of £100,000. as required by condition No. 4 of the planning permission granted under Reg. Ref. WA/1367 be strictly adhered to in respect of this proposal.</p>	<p>20. In the interest of the proper planning and development of the area.</p>
<p>Over .....</p>	

**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 An 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, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To Kelland Homes Ltd., Decision Order P/2160/91 16.05.91  
Monastery Road, Number and Date  
Clondalkin, Register Reference No. 91A/0410  
Dublin 22. Planning Control No.  
 Applicant Kelland Homes Ltd. Application Received on 22.03.91

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/ for:-

houses 2 to 32, even numbers, Road 17, Woodford, Monastery Road,  
Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>21. That the arrangements made for the payment of the financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA.1367) 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 be strictly adhered to in respect of this development.</p>	<p>21. In the interest of the proper planning and development of the area.</p>
<p>22. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the estate and incidental areas of public open space with full works specifications shall be submitted and agreed with the Planning Authority prior to the commencement of development.</p>	<p>22. In the interest of visual amenity.</p> <p>Over .....</p>

Signed on behalf of the Dublin County Council 16 May 1991  
 For Principal Officer

Date

IMPORTANT: Turn overleaf for further information

## CONDITIONS

## REASONS FOR CONDITIONS

**(Condition No. 22 Continued)**

This plan to include provision of regrading, drainage, topsoiling, seeding, tree and shrub planting, hard surface treatment of selected areas, fully equipped playlots with hard surface base and pedestrian path circulation or a financial contribution of £300. per house in respect of the houses located west of the distributor road, to be paid to the County Council on a phased basis in lieu of the landscape plan. In this case, the open space to be dedicated to the County Council as public open space prior to the commencement of development works.

**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 An 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, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone: (01)724755  
Fax: (01)724896

Register Reference : 91A/0410

Date : 25th March 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : 16 Houses

LOCATION : 2-32 even numbers, Road 17, Woodford, Monastery Rd.  
Clondalkin

APPLICANT : Kelland Homes Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 22nd March 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Kelland Homes Ltd.  
Monastery Rd.  
Clondalkin  
Dublin 22.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED

1. Application for Permission  Outline Permission  Approval  Place / in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 2-32 (EVEN NOS) WOODFORD PARK ROAD 17  
(If none, give description sufficient to identify) WOODFORD, MONASTERY ROAD, CLONDALKIN D22.

3. Name of applicant (Principal not Agent) KELLAND HOMES LTD  
Address MONASTERY ROAD, CLONDALKIN D22. Tel. No. 69346

4. Name and address of person or firm responsible for preparation of drawings JOSUA SHANNON  
ROSBORO, MAIDMANS  
WKS. KILDARE. Tel. No. 045 197409.

5. Name and address to which notifications should be sent KELLAND HOMES LTD  
MONASTERY ROAD, CLONDALKIN.

6. Brief description of proposed development RESIDENTIAL DEVELOPMENT

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used N/A  
(b) Proposed use of each floor N/A

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11.(a) Area of Site ..... Sq. m.  
(b) Floor area of proposed development ..... Sq. m.  
(c) Floor area of buildings proposed to be retained within site 77.53 x 16. Sq. m.

CO. DUBLIN - Kelland Homes Ltd. intends to apply for permission for houses 2 to 82, even numbers, Road 17, Woodford, Monastery Rd., Clondalkin.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) PROPOSED

13.Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place / in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
IN SO FAR AS THEY APPLY.

15.List of documents enclosed with application. 4 COPIES LAYOUT, LOCATION MAP, HOUSE PLAN, SPECIFICATION AND NOTICE DATED 8TH MAR 1991

16.Gross floor space of proposed development (See back) ..... Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development .....

Fee Payable £ ..... Basis of Calculation 32 + 55 x 16.

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 22nd MAR 1991

Application Type P/BBL FOR OFFICE USE ONLY

Register Reference 919/0410

Amount Received £ .....

Receipt No ..... 17-16

Date .....

**BYE LAW APPLICATION.**  
**580 N34633**  
**REC NO. 512**  
**22/3**  
**N 34328**

8/3/91

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
  2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
  3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
    - (a) The address of the structure or the location of the land.
    - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
    - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
  5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
    - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
    - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
      - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
    - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
  6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Ln. Abbey Street, Dublin 1. Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

I.T.

BYE LAW APPLICATION.

REC. No. N 34633

£ 820.00

Received this 22nd day of March 1991

from Kelland Homes Ltd  
Manastery road, Clondalkin

the sum of eight hundred and eight Pounds

application of 2-32 (Even) Woodbid park  
Pence, being 6/- 11

Michael O'Hara Cashier



S. CAREY  
Principal Officer  
16has

# LAND REGISTRY

MAP APPROVED FOR  
REGISTRATION PURPOSES  
SUBJECT TO CONFLICT CHECK

DAIED 11/27/91 OF 8/10/91  
1986  
This is not a certified copy of  
the Land Registry Map

CHIEF SUPERINTENDENT MAPPING BRANCH

22 MAR 1991

# LAND REGISTRY

MAP APPROVED FOR  
REGISTRATION PURPOSES  
SUBJECT TO CONFLICT CHECK

DAIED 4/11/91 OF 10/27/91

CHIEF SUPERINTENDENT MAPPING BRANCH

This is not  
the

LOCATION MAP

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KELLAND HOMES LTD.  
OUTLINE SPECIFICATION.

● Preparing Site

1. Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundation.

Excavation

2. The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches.

22 MAR 1991

9A/0410

Foundations

3. Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600mm.

Rising Walls

4. Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete mix A to widths and heights indicated.

Blockwork

5. Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91 All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar.

Cavity Walls

6. Walls shall be formed of two solid 112mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide the drainage of moisture to the outside, at the base.

## Hollow Block Walls

7. 225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

## Facings

8. Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

9. Openings in External Walls

Where any duct, pipe, etc is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

## Solid Partition

Solid partitions shall be 112 mm thick or block work, laid to break joint, in gauged mortar bonded 112 mm at junctions.

## D.P.C.

11. The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm cover finished ground level or paved area.

At sides of openings in cavity walls and over all openings 250 mm longer than openings and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

Under and turned up at ends and back of all sills and external room ventilation grids.

In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

Under lowest ground floor timbers and not lower than wall D.P.C.

Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

#### Lintels

12. Concrete lintels mix B Cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturers instructions.

#### Window Cills

13. Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back and 225 mm wider than ope: reinforced adequately, seated rebated, weathered and throated and set in guaged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

#### Concrete Floors

14. All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 guage.

#### Roof Trusses

15. Roof Trusses to I.S. 193 (p) adequately braced diagonally, at centres not greater than 600 mm.

#### Stud Partitions

16. Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on double joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required.

#### Proprietary Partitions

17. Accepted proprietary partitions, erected to manufacturer's instructions may be used.

## Plastering

### 18. External Plastering

225 mm hollow block, 225 mm solid block and chimney stacks:

scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20 mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash: or prepared for proprietary finish.

275 mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13 mm thick and finished as above.

#### Rough Cast

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

#### Reveals

Plaster reveals to opes shall be 20 mm thick and finished smooth with scored drip groove to soffit of head.

#### Plinths

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge. Plaster finish to extend below finished ground level.

#### Internal Plastering

Scud walls and plaster one coat 12 mm thick, 1 cement: 1 lime: 6 sand.

Finish with neat gysum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

#### Stud Partitions and Ceilings

Stud partitions and ceilings to be covered with 10 mm plaster boards or slabs with skimmed plaster finish or alternatively 12 mm patent sheets, all erected, jointed and finished to manufacturers instructions.

#### General

Precautions shall be taken to protect floors and surrounding work during plastering.

Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

## Plumbing

Incoming service pipe to be 15 mm diameter laid in trench 600 mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

### Cold water supply

From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22 mm overflow from tank to discharge externally. Connect to service tank 50 mm over bottom of tank and take 22 mm feed to 150 litre hot water cylinder to IS 161 with 22 mm branch over top of cylinder to bath and 15 mm connections off wash hand basin and W.C.

### Hot Water Supply

An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22 mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22 mm do. branch to bath and 15 mm connections off for wash hand basin, sink etc.

### General

Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system.

Copper piping to be not less than 18 guage hard drawn. Plastic pipes I.S. 123, 134, or 135 where used shall be fixed at least 75 mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

20. Insulation to be in accordance with the values laid down by the Department of Environment. Pitched roof of slates or tiles on battens on sarking felt - 100 mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors - 25 mm polystyrene 1 m wide, laid under floor slab and abutting outside walls.