

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A/899

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	Alls e Melgrath & T Ridge NOTED T. Ridge: are These houses are blocking light completely from houses at rear of Cherrywood Villas		

REF. NO.: 91A/0899 CERTIFICATE NO.: 15217
 PROPOSAL: Residential Development
 LOCATION: Sites 165-180, 103-164 & 81-86 Dobbywood Drive
 APPLICANT: Kellond Homes Ltd Nangor Rd

	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	£4070	£4070	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² 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: RUB Grade: S.O Date: 5/6/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

91A/0899

CERTIFICATE NO: 25505

PROPOSAL: Residential Development
LOCATION: Sites 165-180, 103-164, 81-86 Cherrywood Drive
APPLICANT: Killbuck Homes Ltd Mangor Rd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DAYS/ RECEIPT
Dwellings	EE32	2368	2368			
	EE16					
	EE30					
	EE31					
	EE32					
	EE33					
	EE34					
	EE35					
	EE36					
	EE37					
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	EE98					
	EE99					
	EE00					

Signed: [Signature] Grade: S-0 Date: 5/6/91

Items 2, 3, 4, 5, 6 & 7 Certified Sec. Signed: _____

Items 2, 3, 4, 5, 6 & 7 Endorsed Sec. Signed: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:
CONT. REG.:
SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER
AREA OF SITE:
FLOOR AREA OF PRESENT PROPOSAL:
MEASURED BY:
CHECKED BY:
METHOD OF ASSESSMENT:
TOTAL ASSESSMENT
MANAGER'S ORDERED NO: P/ /
DATED
ENTERED IN CONTRIBUTIONS REGISTER:

Carroll
as at
9/14/0275

DEVELOPMENT CONTROL ASSISTANT GRADE

[Signature] *LE* *7/21*

BOARD'S Decision

4	15	20	23
<u>Amend.</u>	<u>Amend.</u>	<u>Amend.</u>	<u>Remove</u>
✓	✓	✓	✓

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To..... Mr. Joseph Shannon, Decision Order
..... Roseboro, Number and Date P/3411/91 - 26.07.91
..... Mauldings, Naas, Register Reference No. 91A/0899
..... Co. Kildare. Planning Control No.
Applicant Kelland Homes Ltd. Application Received on 31.05.91

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

proposed sites 165-180, 103-164 AND 81-86, Cherrywood Drive, Nangor Road,
Candalkin:

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. Contd....

Signed on behalf of the Dublin County Council
For Principal Officer

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.

CONDITION NO. 4 AMENDED BY ORDER OF AN BORD
PLEANALA REFERENCE PL6/86660, DATED 31ST
DECEMBER, 1991, as follows:-

4. The developer shall pay £6,000. (six thousand pounds) per acre to Dublin County Council as a contribution towards expenditure incurred by the Council in the provision of public services which facilitates the proposed development. This calculation shall be made on the basis of the gross area for development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

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:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £270,000. 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.....

b. Lodgement with the Council of a Cash Sum of £110,000. 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 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.

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.

4. It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public services that facilitate the proposed development. L.D,

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.

6. To protect the amenities of the area.

Contd....

DUBLIN COUNTY COUNCIL

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, 1963-1983

To Mr. Joseph Shannon, Decision Order
Roseboro, Number and Date P/3411/91 - 26.07.91
Mauldings, Naas, Register Reference No. 91A/0899
Co. Kildare. Planning Control No. _____
Application Received on 31.05.91
Applicant Kelland Homes Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed sites 165-180, 103-164 AND 81-86, Cherrywood Drive, Nangor Road,
Glendalkin.

CONDITIONS	REASONS FOR CONDITIONS
7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
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.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts 1878-1964.
	Contd....

Signed on behalf of the Dublin County Council

For Principal Officer

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.

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.

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 development be carried out in conformity with Conditions Nos. 14 to 18 and 21 incl. of the decision to grant planning permission by Order No. P/1911/83, dated 15th August, 1983, Reg. Ref. YA.391, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in respect of this proposal.

CONDITION NO. 15 AMENDED BY ORDER OF AN BORD PLEANALA REFERENCE PL6/86660, DATED 31ST DECEMBER, 1991, as follows:-

15. The developer shall pay £300. (three hundred pounds) per house to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of open space development facilitating the proposed development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanala. The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of 7 years from the date of this order.

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.

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

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

15. It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of open space development facilitating the proposed development.

Contd....

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
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Notification of Grant of Permission/Approval

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

To Mr. Joseph Shannon, Decision Order
Roseboro, Number and Date P/3411/91 - 26.07.91
Mauldings, Naas, Register Reference No. 91A/0899
Co. Kildare. Planning Control No.
Application Received on 31.05.91
Applicant Kelland Homes Ltd.

A PERMISSION/APPROVAL has been granted for the development described below, subject to the undermentioned conditions.
proposed sites 165-180, 103-164 AND 81-86 Cherrywood Drive, Nangor Road,
Candalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>16. 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.</p>	<p>16. In the interest of visual amenity,</p>
<p>17. That each house shall have a minimum building line of 25 feet and rear garden depth of 35 feet.</p>	<p>17. In the interest of the proper planning and development of the area.</p>
<p>18. 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>18. In the interest of reducing air pollution.</p>
<p>19. That all house sizes comply with the minimum standards for local authority houses as laid down by the Department of the Environment on 21st April, 1982. Revised layout to show compliance with these standards to be submitted and agreed in writing prior to commencement of development.</p>	<p>19. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council
For Principal Officer

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.

CONDITION NO. 20 AMENDED BY ORDER OF AN BORD
PLEANALA REFERENCE PL6/86660, DATED 31ST
DECEMBER, 1991, as follows:-

20. The developer shall pay £800. (eight hundred pounds) per house to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in the provision of a public road network in the area facilitating the proposed development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanala. The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of 7 years from the date of this order.

21. That the access arrangements to sites nos 103, 128, 146 and 147 be the subject of further agreement with the Roads Department, Dublin County Council.

22. That no houses be occupied until the following roads have been completed:-
(i) Road 6;
(ii) Road 8 southwards from its junction with Road 6;
(iii) Road 7;
(iv) Road 9 to its junction with Road 11.

23. That the boundary treatment along the southern boundary of Road 12 with Corkagh Regional Park shall be defined by a low wall and railing, the design and specification of which is to be agreed in writing with the Planning Authority prior to the commencement of development on the site.

15. It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in the provision of a public road network facilitating the proposed development.

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

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

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

Contd....

DUBLIN COUNTY COUNCIL

218
PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval

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

To **Mr. Joseph Shannon,**
Roseboro,
Mauldings, Naas,
Co. Kildare.
Kelland Homes Ltd.
Applicant

Decision Order **P/3411/91 - 26.07.1991**
Number and Date
Register Reference No. **91A-0899**
Planning Control No. **31.05.1991**
Application Received on

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.
sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road,
Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>✓ 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.</p> <p>✓ 2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>✓ 3. That each proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £64,500 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

(Continued)

Signed on behalf of the Dublin County Council
For Principal Officer

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.

(Continued)

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:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £270,000 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.....

b. Lodgement with the Council of a Cash Sum of £110,000 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 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.

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.

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.

6. To protect the amenities of the area.

(Continued)

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/

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

To **Mr. Joseph Shannon,**
Roseboro,
Mauldings, Naas,
Co. Kildare.
Kelland Homes Ltd.
Applicant

Decision Order **P/3411/91 - 26.07.1991**
Number and Date **91A-0899**
Register Reference No.
Planning Control No. **31.05.1991**
Application Received on

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.
sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road,
Clondalkin.

(Continued) CONDITIONS	REASONS FOR CONDITIONS
7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwelling house be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
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.	10. In the interest of the proper planning and development of the area.
(Continued)	

Signed on behalf of the Dublin County Council
For Principal Officer

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.

(Continued)

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 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.

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 development be carried out in conformity with conditions nos. 14 to 18 and 21 incl. of the decision to grant planning permission by order No. P/1911/83, dated 15th August, 1983, Reg. Ref. No. YA 391 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in respect of this application.

15. That the arrangements made for the payment of a financial contribution in the sum of £69,000 in respect of the overall development as required by condition no. 20 of planning permission granted under Reg. Ref. YA 391 be strictly adhered to in respect of the above proposal.

(Continued)

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

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.

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

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

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

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To Mr. Joseph Shannon,
Roseboro,
Mauldings, Naas,
Co. Kildare.

Decision Order P/3411/91 - 26.07.1991

Number and Date 91A-0899

Register Reference No.

Planning Control No. 31.05.1991

Application Received on

Kelland Homes Ltd.
Applicant

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road,
Clondalkin.

(Continued) CONDITIONS	REASONS FOR CONDITIONS
<p>16. 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.</p>	<p>16. In the interest of visual amenity,</p>
<p>17. That each house shall have a minimum building line of 25 feet and rear garden depth of 35 feet.</p>	<p>17. In the interest of the proper planning and development of the area.</p>
<p>18. 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>18. In the interest of reducing air pollution.</p>

(Continued)

Signed on behalf of the Dublin County Council

For Principal Officer

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.

(Continued)

19. That all house sizes comply with the minimum standards for local authority houses as laid down by the Department of the Environment on 21st April, 1982. Revised layout to show compliance with these standards to be submitted and agreed in writing prior to commencement of development.

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

20. That a financial contribution in the sum of £1,420.00 per house be paid by the propose to the Dublin County Council towards the cost of provision of public roads network in the area of the proposed development and which will facilitate this development. This contribution to be paid before commencement of development on site.

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

21. That the access arrangements to sites nos 103, 128, 146 and 147 be the subject of further agreement with the Roads Department, Dublin County Council.

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

22. That no houses be occupied until the following roads have been completed:

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

- (i) Road 6;
- (ii) Road 8 southwards from its junction with road 6;
- (iii) Road 7;
- (iv) Road 9 to its junction with road 11.

23. That the boundary treatment along the southern boundary of Road 12 with Corkagh Regional Park shall be defined by a low wall and railing, the design and specification of which is to be agreed in writing with the Planning Authority prior to the commencement of development on the site.

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

(Continued)

7/10/16/92

COMHAIRLE CHONTAE ÁTHA CLIATH

FINANCIAL CONTRIBUTION	
AMOUNT £	

Record of Executive Business and Manager's Orders

PL. 6/5/86660

CW 3260

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/899

APPEAL by Kelland Homes Limited of Monastery Road, Clondalkin, Dublin against the decision made on the 26th day of July, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for a housing development at sites 165-180, 103-164 and 81-86 Cherrywood Drive, Nangor Road, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 4, 15, 20 and 23 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to remove the said condition number 23, and the reason therefor, and to amend the said conditions numbers 4, 15 and 20, so that they shall be as follows for the reasons set out:

4. The developer shall pay £5,000 (six thousand pounds) per acre to Dublin County Council as a contribution towards expenditure incurred by the Council in the provision of public services which facilitates the proposed development. This calculation shall be made on the basis of the gross area for development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public services that facilitate the proposed development.

15. The developer shall pay £300 (three hundred pounds) per house to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of open space development facilitating the proposed development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála. The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of 7 years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of open space development facilitating the proposed development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

-2-

PL 6/5/86660

20. The developer shall pay £800 (eight hundred pounds) per house to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in the provision of a public road network in the area facilitating the proposed development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála. The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of 7 years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in the provision of a public road network facilitating the proposed development.

P. D'uffy

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

Dated this 31st day of December 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH
Record of Executive Business and Manager's Orders

3

PL. 6/5/86660

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

County Dublin
Planning Register Reference Number: 91A/899

Order Noted:	L.D.	<i>[Signature]</i>
Dated:	9th MARCH FEB 92 L.D.	ASST. COUNTY MANAGER
to whom the powers have been delegated by order of the Dublin City and County Manager.		
Dated:	10th day of	FEBRUARY 92 DECEMBER 1991

L.D.

COMHAIRLE CHONTAE ATHA CLIATH

TO: Mr. R. Brady,
Staff Officer.

REG. REF. 91A/0899

RE: Sites 165-180, 103-164 and 81-86 Cherrywood Drive, Nangor Road,
Clondalkin for Kelland Homes Ltd.

I attach for your observations memo/letter dated 27th August, 1991 from An Bord Pleanala.

Please reply before: 4th October, 1991

Smean
for Principal Officer

DATED: 20 September 1991

OBSERVATIONS:

Lined area for observations, currently blank.

Alaislaigh
3/10/91

Signature of person making observations: _____

Countersigned: _____

(S.E.D.C.)

DATE: _____

DATE: _____



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

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/0899

Your Ref.: PL6/5/86660

23 October 1991

Re: Sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

Dear Sir/Madam,

I refer to your letter dated 27th August 1991, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

Condition No. 4 relates to the imposition of the standard development levy of £6,000. per acre. This levy concerns the provision of services on a county wide basis including refuse depots, treatment of waste water, provision of a potable water supply and the installation of trunk mains to enable these services to be availed of by the developers infrastructure.

The developer is responsible for creation of the infrastructure down to the trunk mains and within his own site.

The appellant tacitly acknowledges the point when claiming that the levy should be £4000 per acre.

In terms of compound interest at a modest 5%, £4000 lodged in 1982 would have a present day value of £6,515. somewhat more than the £6,000 now required.

Any question relating to upsizing of trunk surface water sewers beyond the site is the subject of separate discussions with the contributions section of the Planning Department and concerns the larger development. Any decision could pre-emptually reduce contributions and could upset the balance of any discussions.

We recommend that the general Development levy of £6000 per acre should be applied.

Condition No. 20 - Roads Contribution:

Contd....

KELLAND HOMES LTD - CHERRYWOOD DRIVE. CLONDALKIN

REG. REF: 91A/899 - 887 NO. HOUSES

DERIVATION OF ROADS CONTRIBUTION

(A) Facilitating Roadworks' Costs

(1) Widening and Overlay of Old Nangor Road fronting development, undertaken by Dublin County Council Road Maintenance Section. (1985-90) (Excluding roundabout built by K.H. Ltd.) - 750m	£ 201,937.00
(2) Newlands-Fonthill Road-750m length from Fairview to Boot Road by Dublin County Council.	£1,056,500.00
(3) Proposed Northern portion of Newlands - Fonthill Road from New Nangor Road to Fonthill (Estimated)	£5,400,000.00
(4) New Nangor-Fox & Geese Road	
(i) from Newlands/Fonthill junction to Ninth Lock Rd junction (800m)	£ 920,000.00
(ii) from Newlands/Fonthill junction to west of Deansrath Depot (1140m)	£1,311,000.00

	<u>£8,889,437.00</u>

(Note: 887 Houses will generate approximately 3000 to 3,500 car trips per day)

(B) Apportionment of Costs

(1) Item A(1) - only required as a direct result of frontal development on this road.	£ 201,937.00
(2) Item A(2) & (3) - Assumed traffic pattern from estate would give rise to north and south flows when combined equal to 3.75% of the design capacity of each road (£202,500 + 39,618)	£ 242,118.00
(3) Item A(4)(1) - Assumed traffic pattern from estate would equal to 3.75% of this road's design capacity.	£ 34,500.00

(4) Item A(4)(ii) - Assumed traffic flow from estate may contribute 7.5% of the first 600m eastern part of this road and a nominal 1% of the balance of this road's design capacity.
 (i.e. 7.5% of £690,000 + 1% of £621,000 = 51,750 + 6,210) = £ 57,960.00

Total Contribution liable, based on assumed traffic flows £ 536,515.00

(C) Options

1. Based on 887 houses, contribution = $\frac{536,515}{887} = \text{£}605/\text{Hse}$

2. Based on 177 houses still outstanding and allowing for 710 houses released to-date at £250/house,
 Contribution = $\frac{536,515 - 710(250)}{177} = \frac{359,015}{177} = \text{£}2028/\text{Hse}$.

3. As for 2 but allowing for original £250/house contributions updated values indexed in step as per payments linked to house completions over the period 1981-1986 (see attached Schedules VI -VII of Planning Department's letter to K.H. Ltd dated 3.4.91). This is the period during which the developers were creditors of the Council - road construction claim not received until July, 1986.

Contribution = $\frac{536,515 - 254,362 - 45(250)}{177} = \frac{270,903}{177} = \text{£}1530/\text{Hse}$.

4. Apply 1981 contribution rate of £250 updated in accordance with the AAA bank overdraft rate applied to 1991 which would bring this figure to approximately £1250 to-day.

← Option C(1) is not sensible in that 710 houses levied at £250/house have been released by the Planning Department to-date.

Option C(2) may be judged to be unduly onerous on the remainder of the estate in that it is required to finance an unequal share of the cost of the facilitating road works.

Option C(3) maybe the most reasonable approach but it implies acceptance of uprating the contribution level by applying the AAA bank overdraft rate. If this is not acceptable to all parties then the contribution level reverts to that of option C(2).

Option C(4) will not generate the funds needed to undertake the remaining facilitating road works.

(D) Alternative Option

A compromise is accordingly proposed where the current general Lucan/Clondalkin area roads contribution level of £1420 per house (required to finance the Development Plan Road Network) should equally apply to the balance of this estate. This contribution has been applied and accepted for recent developments in the area.

- e.g 90A/417 - Housing-Cappagh House; Ninth Lock Rd, Clondalkin.
- 91A/544 - Housing-Esker Lane, Ballyowen, Lucan.
&
89A/982
- 91A/447 & -Housing-Cannonbrook Park, Lucan.
- 90A/2363 &
- 89A/2333
- 91A/852 - Housing-Dodsborough, Newcastle Rd, Lucan.
- 89A/608 - Housing-Ballydavid Lucan.
- 89A/2009 - Housing-Ballyowen Park, Ballydavid, Lucan.
- 86A/1002 - Housing-Ballydowd Park, Lucan (Lark Homes).
- & 88A/1768 - (Initial contribution @£1200/Hse, Rev. Contribution @ £1420/Hse).

An earlier permission expired on this site. Thus it was decided that the 91A/0899 submission be dealt with as a new application. It is considered reasonable that the roads contribution applicable thereto be the same as that levied on similar developments in this part of county.

SCHEDULE VI

Offsets of road contributions (£250 per house)

Houses releases

1981	93	
1982	135	
1883	336	
1984	66	
1985	26	
1986	9	
1987	38	} 45 Ac.
1988	6	
1990	1	
	<hr/> <u>710</u> <hr/>	

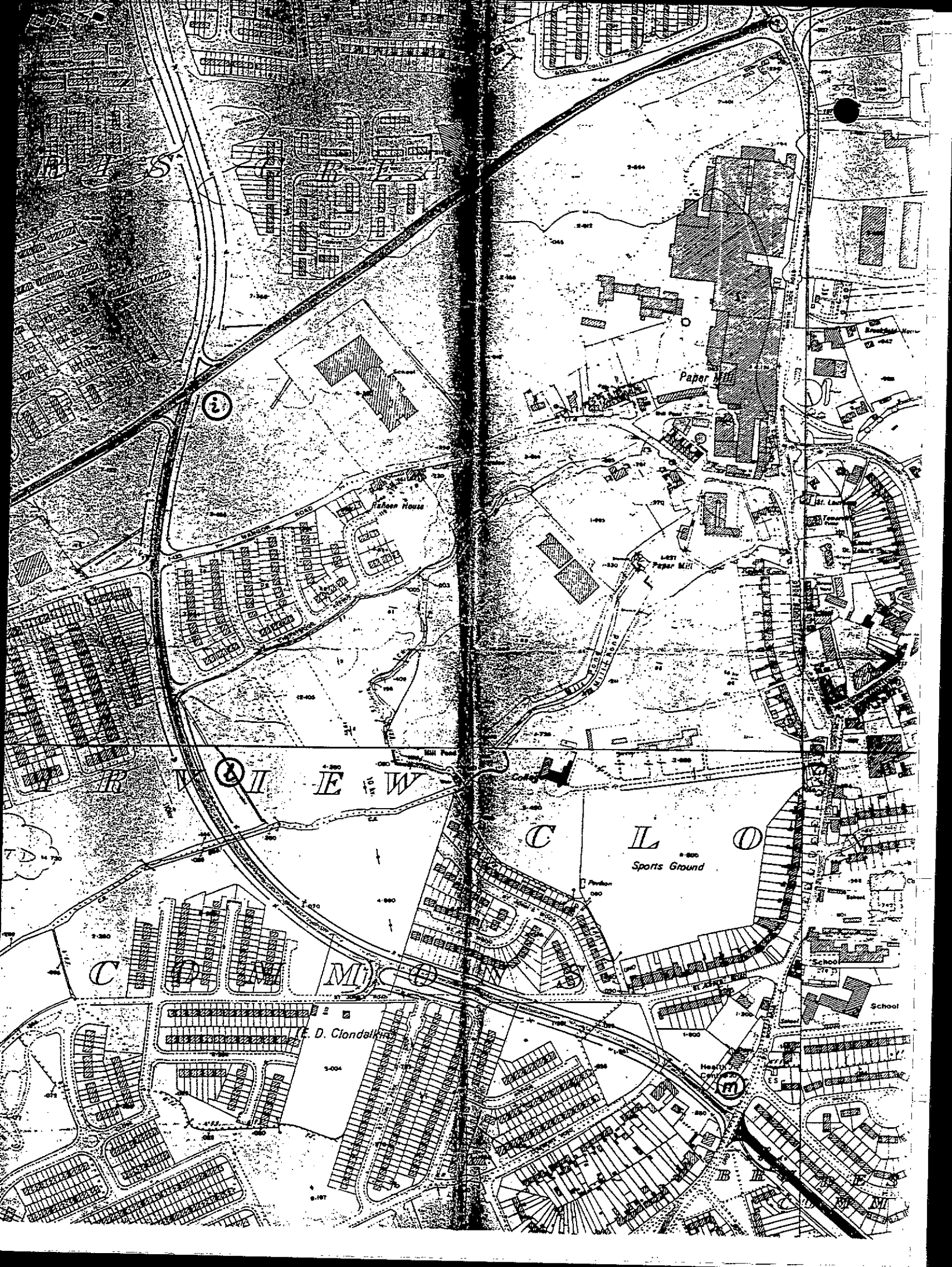
SCHEDULE VII

£250 per house updated as per date due

1981	£23,250	
Interest + 19.12%	£4,445	
	<u>£27,695</u>	Sept. 1982
	£33,750	
1982	£61,445	
Interest - 15.56%	<u>£9,337</u>	
	£71,000	Sept. 1983
1983	£84,000	
	£155,000	
Interest + 13.22%	<u>£20,491</u>	
	£175,491	Sept. 1984
1984	£16,500	
	£191,991	
Interest + 13.87%	<u>£26,629</u>	
	£218,620	Sept. 1985
1985	£6,500	
	£225,120	
Interest + 11.99%	<u>£26,992</u>	
	£252,112	Sept. 1986
1986	<u>£2,250</u>	
	£254,362	

Yours faithfully,

for Principal Officer.

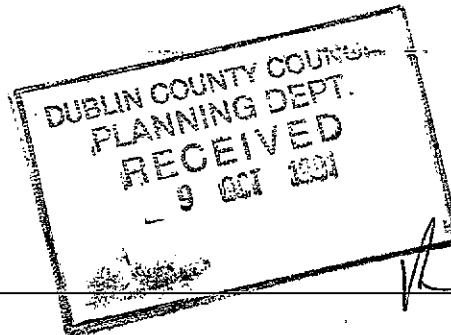


PM



Sanitary Services Section
P.O. Box 174
46/49 Upper O'Connell Street
Dublin 1
Telephone (01) 727777
Fax No. 725782

Mr. A. Smith,
P. O.,
Planning Department.



Our Ref. BM/DF

Your Ref. 91A-899

Date 1/10/91

For the attention of: Mr. L. Doyle

Re: Sites 165-180, 103-164 and 81-86 Cherrywood Drive,
Nangor Road, Clondalkin for Kelland Homes Ltd.

Thank you for your memorandum dated 20/9/91 together with enclosures.

Condition 4 relates to the imposition of the standard development levy of £6000 per acre. This levy concerns the provision of services on a county wide basis including refuse depots, treatment of waste water, provision of a potable water supply and the installation of trunk mains to enable these services to be availed of by the developers infrastructure.

The developer is responsible for creation of the infrastructure down to the trunk mains and within his own site.

The appellant tacitly acknowledges the point when claiming that the levy should be £4000 per acre.

In terms of compound interest at a modest 5%, £4000 lodged in 1982 would have a present day value of £6,515, somewhat more than the £6,000 now required.

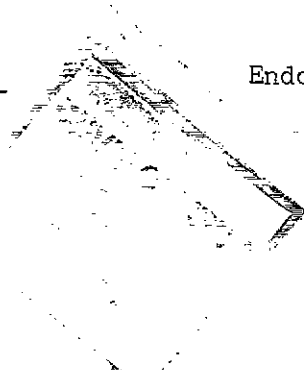
Any question relating to upsizing of trunk surface water sewers beyond the site is the subject of separate discussions with the contributions section of the Planning Department and concerns the larger development. Any decision could pre-emptuarily reduce contributions and could upset the balance of any discussions.

I recommend that the general Development levy of £6000 per acre should be applied.

B. Morris
B. Morris,
A/S.E.E.

Endorsed:

F. G. Coffey
F. G. Coffey,
Senior Engineer.





P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connaill Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

Attention: Mr. Les Doyle.

Mr. A. Smith,
Principal Officer,
Planning Department.

Our Ref.
Your Ref. 91A 899
Date 10.10.91.

Re:- Sites 165-180, 103-164 and 81-86 Cherrywood Drive,
Nangor Road, Clondalkin for Kelland Homes Ltd.
Reg. Ref: 91A/0899.
An Bord Pleanála Appeal re Road Contributions.

Please find attached herewith our comments on the derivation and justification for the Roads Contribution applied to the above development.

Handwritten signature of T. Brick in cursive script.

T. Brick,
Senior Executive Engineer,
Roads Planning Division.

TB/BMcC

KELLAND HOMES LTD - CHERRYWOOD DRIVE, CLONDALKIN

REG. REF: 91A/899 - 887 NO. HOUSES

DERIVATION OF ROADS CONTRIBUTION

(A) Facilitating Roadworks' Costs

(1) Widening and Overlay of Old Nangor Road fronting development, undertaken by Dublin County Council Road Maintenance Section. (1985-90) (Excluding roundabout built by K.H. Ltd.) - 750m	£ 201,937.00
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	<hr/>
	<u>£8,889,437.00</u>

(Note: 887 Houses will generate approximately 3000 to 3,500 car trips per day)

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 Total Contribution liable, based on assumed traffic flows £ 536,515.00

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 Contribution = $\frac{536,515 - 710(250)}{177} = \frac{359,015}{177}$ = £2028/Hse.

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Option C(4) will not generate the funds needed to undertake the remaining facilitating road works.

(D) Alternative Option

A compromise is accordingly proposed where the current general Lucan/Clondalkin area roads contribution level of £1420 per house (required to finance the Development Plan Road Network) should equally apply to the balance of this estate. This contribution has been applied and accepted for recent developments in the area.

- e.g 90A/417 - Housing-Cappagh House, Ninth Lock Rd, Clondalkin.
- 91A/544 - Housing-Esker Lane, Ballyowen, Lucan.
&
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89A/2333
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- 89A/2009 - Housing-Ballyowen Park, Ballydavid, Lucan.
- 86A/1002 - Housing-Ballydowd Park, Lucan (Lark Homes).
- & 88A/1768 - (Initial contribution @£1200/Hse, Rev. Contribution @ £1420/Hse).

An earlier permission expired on this site. Thus it was decided that the 91A/0899 submission be dealt with as a new application. It is considered reasonable that the roads contribution applicable thereto be the same as that levied on similar developments in this part of county.

SCHEDULE VI

Offsets of road contributions (£250 per house)

Houses releases

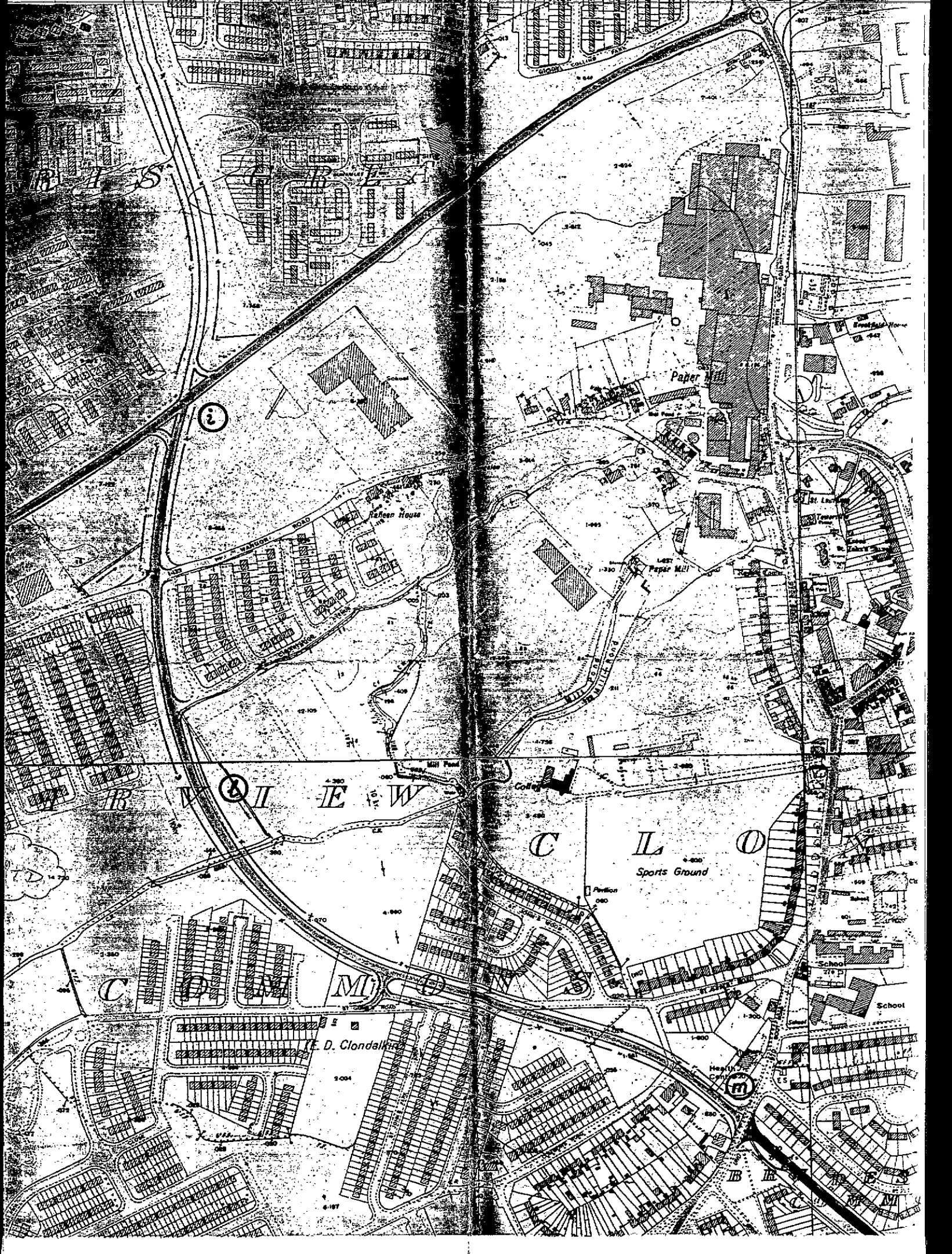
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1983	336	
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1988	6	
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710

SCHEDULE VII

£250 per house updated as per date due

1981	£23,250	
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Interest + 13.87%	<u>£26,629</u>	
	£218,620	Sept. 1985
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	£225,120	
Interest + 11.99%	<u>£26,992</u>	
	£252,112	Sept. 1986
1986	<u>£2,250</u>	
	£254,362	



✓ Read.
Report 11/10
m

Barry Morris,
Senior Engineer,
Sanitary Services Department,
Dublin County Council.

Our Ref: 91A/0899

20 September 1991

RE: Sites 165-180, 103-164 and 81-86 Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

I refer to the above decision made by the County Council on 26th July, 1991, copy enclosed herewith, and to Condition No. 4 that requires a financial contribution in the sum of £64,500.00, towards the cost of provision of public services in the area.

This application is the subject to a first party appeal by Kelland Homes Ltd. to An Bord Pleanala in respect of Condition No. 4, 15, 20 & 23. I attach also a copy of letter dated 23rd August, 1991 from Kelland Homes Ltd to An Bord Pleanala in this connection.

By letter dated 27th August, 1991, copy attached, An Bord Pleanala have requested that the Planning Authority submit a detailed report in support of the contribution which is the subject of the appeal.

Would you please arrange to let me have your observations in this regard before 4th October, 1991.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF MR. L. DOYLE, APPEALS.

L. J.
for Principal Officer

John Henry,
Senior Engineer,
Roads Department,
Dublin County Council.

Our Ref: 91A/0899

20 September 1991

RE: Sites 165-180, 103-164 and 81-86 Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

I refer to the above decision made by the County Council on 26th July, 1991, copy enclosed herewith, and to Condition No. 20 that requires a financial contribution in the sum of £1,420.00, per house towards the cost of provision of public roads network in the area.

This application is the subject to a first party appeal by Kelland Homes Ltd. to An Bord Pleanala in respect of Condition No. 4, 15, 20 & 23. I attach also a copy of letter dated 23rd August, 1991 from Kelland Homes Ltd to An Bord Pleanala in this connection.

By letter dated 27th August, 1991, copy attached, An Bord Pleanala have requested that the Planning Authority submit a detailed report in support of the contribution which is the subject of the appeal.

Would you please arrange to let me have your observations in this regard before 4th October, 1991.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF MR. L. DOYLE, APPEALS.

L. J.
for Principal Officer

Michael Lynch,
Senior Parks Superintendent,
Parks Department,
Dublin County Council.

Our Ref: 91A/0899

20 September 1991

RE: Sites 165-180, 103-164 and 81-86 Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

I refer to the above decision made by the County Council on 26th July, 1991, copy enclosed herewith, and to Condition No. 15 that requires a financial contribution in the sum of £69,000.00, in respect of the overall development as required by condition no. 20 of planning permission granted under Reg. Ref. YA.391.

This application is the subject to a first party appeal by Kelland Homes Ltd. to An Bord Pleanala in respect of Condition No. 4, 15, 20 & 23. I attach also a copy of letter dated 23rd August, 1991 from Kelland Homes Ltd to An Bord Pleanala in this connection.

By letter dated 27th August, 1991, copy attached, An Bord Pleanala have requested that the Planning Authority submit a detailed report in support of the contribution which is the subject of the appeal.

Would you please arrange to let me have your observations in this regard before 4th October, 1991.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF MR. L. DOYLE, APPEALS.

L. J.
for Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CN 3260. / 10/1/91
 CONTAM. UNION.
 Standard. 64,500
 Roads: 1420
 2000
 S. Servs
 Open Sp. use. 69,000
 Other:
 SECURITY:
 Bond 015,270,000
 Cost 110,000

Proposed permission for sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

Mr. Joseph Shannon,
 Roseboro,
 Maudlings,
 Naas,
 Co. Kildare.

Reg. Ref. 91A-0899
 Appl. Rec'd: 31.05.1991
 Floor Area:
 Site Area: 4.32 acres.
 Zoning: A

Report of the Dublin Planning Officer, dated 22 July 1991

This is an application for PERMISSION for housing development at sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin.

The proposed development involves the construction of additional houses on part of an infill site at the existing Cherrywood development to the south of the Nangor Road. Large sections of the Cherrywood development to the east and west have already been completed and various permissions have been granted for this remaining infill under Reg. Ref. Nos. TA 1663 and YA 391 (both now expired).

Reg. Ref. No. 90A-1077 refers to a grant of planning permission for houses at site nos 1-22 and roads and services for 184 no. houses at Cherrywood Drive, Clondalkin. This permission was granted on 23rd May, 1991, following a request for additional information and a number of time extensions to resolve various issues relating to (i) garden lengths, (ii) open space provision, and (iii) housing density. Two no. houses were omitted to provide for an improved layout with adequate rear garden lengths (35 ft). The open space provision was taken to be that approved under Reg. Ref. No. YA 391. The number of houses is reduced by c. 23 over that approved under Reg. Ref. YA 391. (However, the proposed development involves a higher number than that approved previously under TA 1663).

Reg. Ref. No. 91A-0098 refers to a grant of planning permission for the retention of 2 no. houses at sites 59-60, Cherrywood for Kelland Homes Ltd.

Reg. Ref. No. 91A-0275 refers to an application for planning permission for 48 no. houses on sites 184-194, 23-34, 87-102 and 61-80, Cherrywood Drive for Kelland Homes Ltd. This application is currently the subject of a (1st party) appeal to An Bord Pleanala regarding conditions ^{requiring} ~~requiring~~ financial contributions.

The current application provides for the construction of 74 no. houses to the south of this overall site. It is noted that lodged plans include nos. 87-102 in the site area. However, these sites are not noted in the newspaper notice and were ^{to} ~~to~~ subject of the previous application under Reg. Ref. No. 91A-0275 for an identical house type.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed permission for sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

(Continued)

Lodged plans provide a standard 3 bedroom house with a hipped roof and a part brick front. The Planning Officers report on the previous applications Reg. Ref. Nos. 90A-1077 and 91A-0275 states that the applicant has already sold some 30 no. of these units which represent the first selling by him of private houses in this area for some time.

Sanitary Services report states services available.

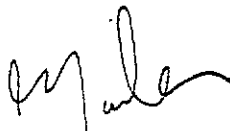
Parks Department report requests (i) contributions for the development of Corkagh Park, (ii) the boundary wall of road 12 and Corkagh Park be defined by a low wall/railing and (iii) a scheme of street tree planting.

Roads Department report (received 3rd July, 1991) notes that the site layout map includes more houses than indicated in the application. Report also outlines conditions regarding access to individual sites and completion of the road layout in the area in general. Roads Department recommend a financial contribution of £800 per house towards road improvement and traffic management. *In this regard the financial contribution assessed - 91A/275 relative to roads was £1420 per house. This is similar to that charged everywhere else in this area.* The proposed development provides for infill development in the context of a large overall housing development. Planning permission has already been granted for the construction of roads and services to facilitate the proposed houses at these sites.

The proposed development is considered acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (24) conditions:-

MS (MG/DK)



Endorsed:-
for Principal Officer


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 (24) conditions set out above is hereby made.

Dated: 26 July, 1991.


Assistant City & County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1991 *26/7/91*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed permission for sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor 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 £ 64,500 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 £ 270,000 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 sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

R
b. Lodgement with the Council of a Cash Sum of £119,000 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 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.

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 required by the County Council.

9. That no dwelling house 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed permission for sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

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.

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

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

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

12. That all watermain tappings, 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.

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.

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.

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

14. That the development be carried out in conformity with conditions nos. 14 to 18 and 21 incl. of the decision to grant planning permission by order No. P/1911/83, dated 15th August, 1983, Reg. Ref. No. YA 391 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in respect of this application.

14. 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 sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

15. That the arrangements made for the payment of a financial contribution in the sum of £ 60,000 in respect of the overall development as required by condition no. 20 of planning permission granted under Reg. Ref. YA 391 be strictly adhered to in respect of the above proposal.

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

16. 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.

16. In the interest of visual amenity,

17. That each house shall have a minimum building line of 25 feet and rear garden depth of 35 feet.

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

18. 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.

18. In the interest of reducing air pollution.

19. That all house sizes comply with the minimum standards for local authority houses as laid down by the Department of the Environment on 21st April, 1982. Revised layout to show compliance with these standards to be submitted and agreed ^{in writing} prior to commencement of development.

19. 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 sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

20. That a financial contribution in the sum of £ 1,420⁰⁰ per house be paid by the propose to the Dublin County Council towards the cost of provision of public roads network in the area of the proposed development and which will facilitate this development. This contribution to be paid before commencement of development on site.

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

21. That the access arrangements to sites nos 103, 128, 146 and 147 be the subject of further agreement with the Roads Department, Dublin County Council.

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

22. That no houses be occupied until the following roads have been completed:

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

- (i) Road 6;
- (ii) Road 8 southwards from its junction with road 6;
- (iii) Road 7;
- (iv) Road 9 to its junction with road 11.

23. That the boundary treatment along the southern boundary of Road 12 with Corkagh Regional Park shall be defined by a low wall and railing, the design and specification of which is to be agreed in writing with the Planning Authority prior to the commencement of development on the site.

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

24. Details of a scheme of street tree planting to be submitted and agreed in writing with the Planning Authority prior to commencement of development on site.

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

NOTE: This grant of permission refers only to sites nos. 165-180, 103-164 and 81-86, as outlined in the newspaper advertisement submitted with this application.

→ and Planning Application form *SM*

Mary G.

ss only

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date ... 08.07.91
 Time ... 2.30

Date : 5th June 1991

Register Reference : 91A/0899

Development : Residential Development

LOCATION : Sites 165-180, 103-164 and 81-86 Cherrywood Drive,
Nangor Road, Clondalkin

Applicant : Kelland Homes Limited

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 31st May 1991

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

Yours faithfully,

Paul Tobin

Date received in sanitary services .1.4.JUN.1991..

DUBLIN Co. COUNCIL
 1.4.JUN.1991..
 SAN SERVICES

DUBLIN Co. COUNCIL
 PRINCIPAL OFFICER
 SANITARY SERVICES
 - 5 JUL 1991
 Returned *J.P.*

FOUL SEWER

Available.

SURFACE WATER

Available.

T. Tobin 25/6/91.

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

*J.P.
27/6/91*

u

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 08.07.91
Time 2.30

Register Reference : 91A/0899

Date : 5th June 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY... Available for immediate 24 hour storage to
be provided. Note Hydrant outside house no 165
to be duck foot type

[Signature]
17/6/91

.....
ENDORSED *[Signature]* DATE 28/6/91

N.S.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	03.07.91
Time	4:20

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0899.

DEVELOPMENT: Sites 165-180, 103-164 and 81-86 Cherrywood Drive, Clondalkin.

LOCATION: Cherrywood Drive, Nangor Road, Clondalkin.

APPLICANT: Kelland Homes Ltd.

DATE LODGED: 31.5.91.

Previous Planning File YA/391 refers.

Road report as follows:-

- 1) While the application refers to the site numbers given above, the accompanying layout drawing outlines in red sites 165-180, 87-164 and 81-86 (i.e. 90 no. houses).
- 2) The internal road layout complies with the Development Standards minimum requirements. Access driveways to corner sites 87, 102, 103, 128, 146, 147 off the roads fronting thereto will be too close to the road turnings. Side access driveways may be more appropriate for these sites.
- 3) An obvious condition required for this development is the completion of Road 6 and Road 8 southwards from its junction with Road 6. Road 7 must likewise be included.
- 4) It should be a condition of any approval that Road 9 be completed to at least its junction with Road 7 and preferably to its junction with Road 11. At present the residents in sites 116 to 125 must drive over the hammerhead and grass strip at the northern end of Road 9 to gain access from the Old Nangor Road. This is not acceptable.
- 5) Applicant to make a financial contribution of £800.00 per house as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this development.

TB/BMcC
3.7.91.

SIGNED: *T.B. McC*

ENDORSED: _____

DATE: 3/7/91

DATE: _____



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. 68
Your Ref.
Date 19.06.1991

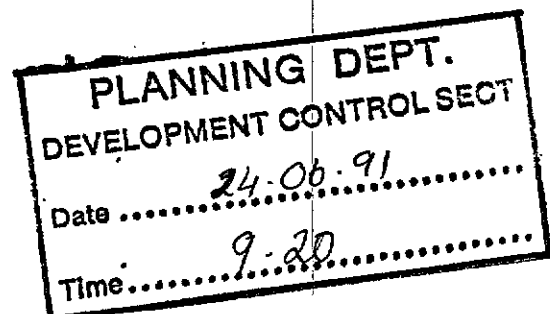
RE: Residential Development at Nangor Road, Clondalkin.
Reg. Ref. 91A/0899.

With reference to this application, the Parks Department's comments are;

- 1) The site subject of this application is in proximity to Corkagh Regional Park at which location the public open space associated with the housing has been provided. However, to allow for the development of the recreational facilities associated with this public open space it is essential that a financial contribution of £300 per house is provided to allow for the continued expansion of the active and passive recreational facilities associated with Corkagh Regional Park.
- 2) The boundary of Road 12 and Corkagh Regional Park to be defined by a low wall and railing, design and specification to be agreed with the County Council.
- 3) A scheme of street tree planting to be submitted and agreed with the County Council, prior to the commencement of development.



SENIOR PARKS SUPERINTENDENT



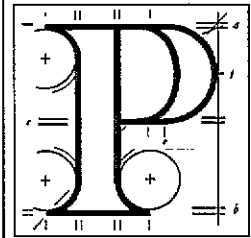
Our Ref: PL 6/5/86660
P.A. Reg. Ref: 91A/899

PL/BC

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

*R
a/l*

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 06 JAN 1992

08 JAN 92

Appeal re: Housing development at sites 165-180,
103-164 and 81-86 Cherrywood Drive, Nangor Road,
Clondalkin, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

DEVELOPMENT
- 9 JAN 1991
CONTROL

Encl.

BP 352

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

County Dublin

Planning Register Reference Number: 91A/899

APPEAL by Kelland Homes Limited of Monastery Road, Clondalkin, Dublin against the decision made on the 26th day of July, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for a housing development at sites 165-180, 103-164 and 81-86 Cherrywood Drive, Nangor Road, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 4, 15, 20 and 23 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to remove the said condition number 23, and the reason therefor, and to amend the said conditions numbers 4, 15 and 20, so that they shall be as follows for the reasons set out:

4. The developer shall pay £6,000 (six thousand pounds) per acre to Dublin County Council as a contribution towards expenditure incurred by the Council in the provision of public services which facilitates the proposed development. This calculation shall be made on the basis of the gross area for development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public services that facilitate the proposed development.

15. The developer shall pay £300 (three hundred pounds) per house to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of open space development facilitating the proposed development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála. The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of 7 years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of open space development facilitating the proposed development.

PL 6/5/86660

20. The developer shall pay £800 (eight hundred pounds) per house to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in the provision of a public road network in the area facilitating the proposed development. The arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála. The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of 7 years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in the provision of a public road network facilitating the proposed development.



P. D'uffy

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

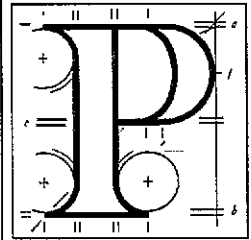
Dated this 31st day of *December* 1991.

Our Ref: PL 6/5/86660
P.A. Reg. Ref 91A/899

PK
L
9/11

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

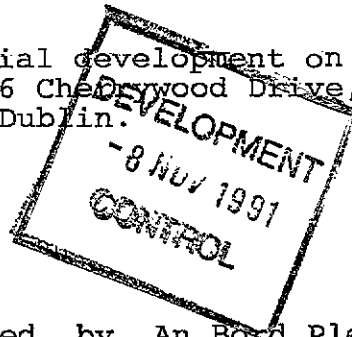
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 4th November 1991.

Appeal re: Residential development on sites 165-180,
103-164, 81 and 86 Cheerywood Drive, Nangor Road,
Clondalkin, County Dublin.



Dear Sir/Madam,

I have been directed by An Bord Pleanála to refer further to the above-mentioned planning appeal.

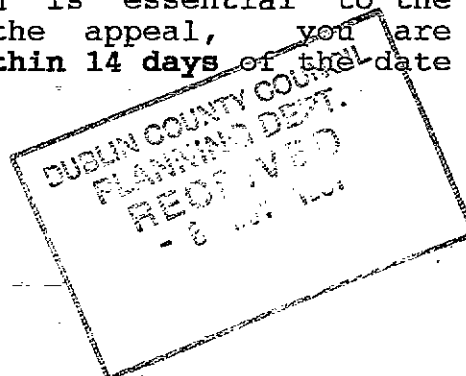
The Board notes that the above appeal relates, inter alia, to contribution conditions. In this regard, and in order to facilitate the Board in its further consideration of the appeal, you are requested to forward the following information in relation to the conditions proposed to be imposed:-

1. The approach to and the basis for the calculation of the contributions.
2. Any other relevant comments or information.

As the foregoing information is essential to the Board's consideration of the appeal, you are requested to forward same within 14 days of the date of this letter.

Yours faithfully,

Kevin Carleton
Kevin Carleton
Executive Officer



Obs
relat
Dept's
+ Bds

Letter ready
since
23/10/91.
S.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/86660
Our Ref.: 91a/0899

12 September 1991

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Sites 165-180, 103-164 and 81-86, Cherrywood Drive,
Nangor Road, Clondalkin.

Applicant: Kelland Homes Ltd.

Dear Sir,

With reference to your letter dated 27th August, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Independent, 28th May, 1991.
- (4) The plan(s) received from the applicant on 31st May, 1991.
- (6) & (7) A certified copy of Manager's Order P/3411/91, dated 26th July, 1991 together with technical reports in connection with the application.
- (8) *History file enclosed 90A-1047
For 91A-275 see 6/5/85847*

Yours faithfully,

M. Murtagh
for Principal Officer.

Encls.

9A-391

6/5/64485.

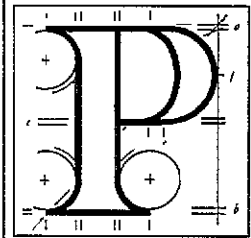
Our Ref: PL 6/5/86660
Your Ref: 91A/899

218

JK
AW
3/9
DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
29 AUG 1991

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 27th August 1991.

Planning authority decision re: Residential development on sites 165-180, 103-164 81 and 86 Cherrywood Drive, Nangor Road, Clondalkin, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

RECEIVED
2 SEP 1991
CONTROL

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

O/S
Bands
SS
Res
Park

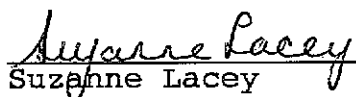
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

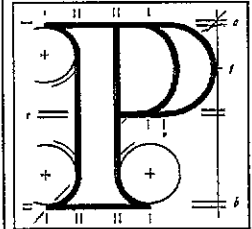
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

KHL

Kelland Homes Limited

Monastery Road, Clondalkin, Dublin 22. Telephone: 593146

AN BORD PLEANALA
Received 23/8/91
Fee: 100.00 Chq
Receipt No. B. 24581

By hand
C.T.

23rd August, 1991.

An Bord Pleanala,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: Appeal against Conditions 4, 15, 20 and 23
of Decision Order P\3411\91, 26/7/91. Reg
ref 91A/0899 to Grant Permission for proposed
houses at Nangor Road, Clondalkin, Co Dublin.

Dear Sir,

I wish to Appeal against Conditions 4, 15, 20 and 23 of the above Decision to Grant Permission on behalf of Kelland Homes Limited and would ask the Board to consider the Appeal against Conditions under the 1976 Act. I enclose our cheque for £ 100, the required fee.

Condition 4.

The agreed overall development area for the 184 houses is 10.75 acres. The open space provision in connection with the application is in charge. In 1982 all site works and offsite works in connection with the development of Nangor Road were carried out by the company including upsizing of pipes to facilitate upstream development.

This development is part of the remaining 184 houses in an overall development of 887 houses, (703 of which were constructed) whose permission expired and an application for its extension refused by the Planning Authority.

It is our view that no financial contribution is due as all Sanitary Services works for the area were completed by our Company in 1982 and no further works are envisaged which will facilitate our development.

It is our further view should the the Board take a decision to levy a contribution that this should be levied at the previous level of £4,000 per acre.

Condition 15

The additional open space contribution is wrongly calculated. I confirm that consultations have taken place

with the Planning Authority and that the agreed contribution is £13,000.

We would ask you to amend Condition 15 accordingly.

Condition 20

We appeal against the decision of the Planning Authority to increase the roads contribution from £ 250 to £ 1,420 per house and ask you to reduce it to £ 250 / house as it was conditioned in the previous permissions attaching to the site.

The Company contributed £250/house by way of offset for this development as previously conditioned for all houses in the development. In addition acquired lands and constructed roads which are the subject of a request to the Board for a Determination on re-imburement.

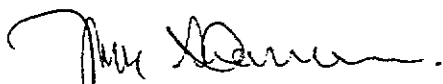
The opinion of the Board to the companies total liability for contributions to roads and roads in the area is stated in letters to Kelland Homes dated 27th February, 1990, your ref PL 6/3/81/82/83 and the 6th September, 1990. It is our view that the Board arriving at their opinion considered the totality of the site of 887 houses at £250/house.

The proposed levy of £1,420/house is being used by the Planning Authority to cancel out any claim that the Board may Determine in favour of Kelland Homes Ltd. It is our view that this is wrong.

Condition 23

We would ask you to delete this new additional condition inserted by the Planning Authority. It was proposed by the Parks Dept in 1983 as part of an agreement in exchange for lands and a contribution of £50,000 that the Parks Dept would be responsible for fencing off the open space. Approximately 80% of the fencing is completed by the Parks Dept.

Yours faithfully,
For Kelland Homes Ltd.,



Joseph Shannon. Dip Arch.



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/Approval

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

To **Mr. Joseph Shannon,** Decision Order **P/3411/91 - 26.07.1991**
Roseboro, Number and Date
Mauldings, Naas, Register Reference No. **91A-0899**
Co. Kildare. Planning Control No.
Application Received on **31.05.1991**

Applicant **Kelland Homes Ltd.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

**sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road,
Clondalkin.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That each proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £64,500 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.</p> <p>(Continued)</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

Signed on behalf of the Dublin County Council


Principal Officer

Date **26.07.1991**

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

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:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £270,000 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.....

b. Lodgement with the Council of a Cash Sum of £110,000 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 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.

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.

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.

6. To protect the amenities of the area.

(Continued)



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

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

tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/

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

To **Mr. Joseph Shannon,** Decision Order **P/3411/91 - 26.07.1991**
Roseboro, Number and Date
Mauldings, Naas, Register Reference No. **91A-0899**
Co. Kildare. Planning Control No.
Application Received on **31.05.1991**

Applicant **Kelland Homes Ltd.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-
sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road,
Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

(Continued) CONDITIONS	REASONS FOR CONDITIONS
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 required by the County Council. 9. That no dwelling house be occupied until all the services have been connected thereto and are operational. 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. (Continued)	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. 10. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Rosemary
For Principal Officer

Date **26.07.1991**

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

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 tappings, 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.

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 development be carried out in conformity with conditions nos. 14 to 18 and 21 incl. of the decision to grant planning permission by order No. P/1911/83, dated 15th August, 1983, Reg. Ref. No. YA 391 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in respect of this application.

15. That the arrangements made for the payment of a financial contribution in the sum of £69,000 in respect of the overall development as required by condition no. 20 of planning permission granted under Reg. Ref. YA 391 be strictly adhered to in respect of the above proposal.

(Continued)

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

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.

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

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

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

NOTE:

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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

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

tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/

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

To Mr. Joseph Shannon,

Roseboro,

Mauldings, Naas,

Co. Kildare.

Applicant Kelland Homes Ltd.

Decision Order p/3411/91 - 26.07.1991
Number and Date

91A-0899

Register Reference No.

Planning Control No.

31.05.1991

Application Received on

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:-

sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road,

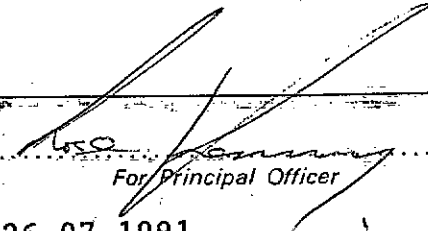
Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

(Continued) CONDITIONS	REASONS FOR CONDITIONS
16. 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.	16. In the interest of visual amenity,
17. That each house shall have a minimum building line of 25 feet and rear garden depth of 35 feet.	17. In the interest of the proper planning and development of the area.
18. 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.	18. In the interest of reducing air pollution.

(Continued)

Signed on behalf of the Dublin County Council


For Principal Officer

26.07.1991

Date

IMPORTANT: Turn overleaf for further information

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 Mr. Joseph Shannon, Decision Order P/3411/91 - 26.07.1991
Roseboro, Number and Date
Mauldings, Naas, Register Reference No. 91A-0899
Co. Kildare. Planning Control No.
Application Received on 31.05.1991
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:-
sites 165-180, 103-164 and 81-86, Cherrywood Drive, Nangor Road,
Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

(Continued) CONDITIONS	REASONS FOR CONDITIONS
<p>24. Details of a scheme of street tree planting to be submitted and agreed in writing with the Planning Authority prior to commencement of development on site.</p> <p>NOTE: This grant of permission refers only to sites nos. 165-180, 103-164 and 81-86, as outlined in the newspaper advertisement and planning application form submitted with this application.</p>	<p>24. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

26.07.1991

Date

IMPORTANT: Turn overleaf for further information

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/0899

Date : 31st May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Residential Development

LOCATION : Sites 165-180, 103-164 and 81-86 Cherrywood Drive,
Nangor Road, Clondalkin

APPLICANT : Kelland Homes Limited

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 31st May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Joseph Shannon, Architect,
Roseboro,
Maudlings,
Naas,
Co. Kildare.



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 Site nos 165-180, 103-164, 81-86 Cherrywood Drive
(If none, give description sufficient to identify) Nangor Road, Clondalkin, Dublin 22

3. Name of applicant (Principal not Agent) Kelland Homes Limited
Address Monastery Road, Clondalkin, Dublin 22 Tel. No 593146

4. Name and address of Joseph Shannon, Dip Arch.
person or firm responsible for preparation of drawings Roseboro, Maudlings, Naas, Co Kildare Tel. No 045-97409

5. Name and address to which notifications should be sent Roseboro, Maudlings, Naas, Co Kildare

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.

(b) Proposed use of each floor
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 10.75 Ac for 184 sites = 4.32Ac Sq. m.

(b) Floor area of proposed development Sq. m.

(c) Floor area of buildings proposed to be retained within site Sq. m.

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

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

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 Location map, Site layout, Houseplan specification and Notice Irish Independent dated 28th May, 1991.

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

No of dwellings proposed (if any) Class(es) of Development
Fee Payable E. 74 Basis of Calculation 74 x £87 = £ 6,438

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

Signature of Applicant (or his Agent) Date 28th May, 1991.

Application Type P/B FOR OFFICE USE ONLY 31/5
Register Reference 918/0899
Amount Received E. 1.12.41
Receipt No
Date

CO. DUBLIN - Kelland Homes Limited intends to apply for planning permission for sites 165-180, 103-164 and 81-86 Cherrywood Drive, Nangor Road, Clondalkin.

Irish Inds
28/5/91

+2368 3/5
N 41037

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, Lr. 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.

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APPLI</u>		New Charges Effective 15/2/88
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	A £55. each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	B £30 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	C £3.50 per m ²
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	(min. £70) D £1.00 per m ²
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)			in excess of
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)			300 sq. metres
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	E	Petrol Filling Station Development or	(min. £70)
8.	Petrol Filling Station.	£100.00	F	Proposals not coming within any of the foregoing classes.	(max. £300)
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			E £200
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			F £9.00 per
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			0.1 ha. (£70 min.)

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.

Min. Fee £30.00
Max. Fee £20,000

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL
 CASH
 CHEQUE ✓
 M.O.
 B.L.
 I.T.

46/49 UPPER O'CONNELL STREET
 DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 41037

£ 2368.00

Received this 31st day of May 1991

from Kelland Homes Ltd,
 Monastery Rd,
 Clonsilla

the sum of two thousand three hundred - sixty eight Pounds

Pence, being fee for

planning application at Cherrywood Drive

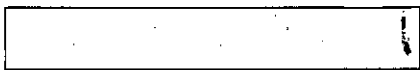
Maeleen Deane Cashier

S. CAREY
 Principal Officer
 U281 1x74

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 41428

£ 4070.00

Received this 31st day of May 1991

from Kelland Homes Ltd,
Monastery Rd,
Clonsilla

the sum of four thousand and seventy Pounds

Pence, being fee for
bye-law application at Cherrywood Drive

Melba Deane Cashier

S. CAREY
Principal Officer

AX 74
Class B

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, BYE LAW APPLICATION,
DUBLIN 1.

CASH
CHEQUE
M.O.
B.L.
I.T.

REC. No. N 41428

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the sum of Four thousand and seventy Pounds

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Mabel Deane Cashier

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered to the prescribed application
fee.

N 41037

£ 2368.00

Received this 14 day of May 1991

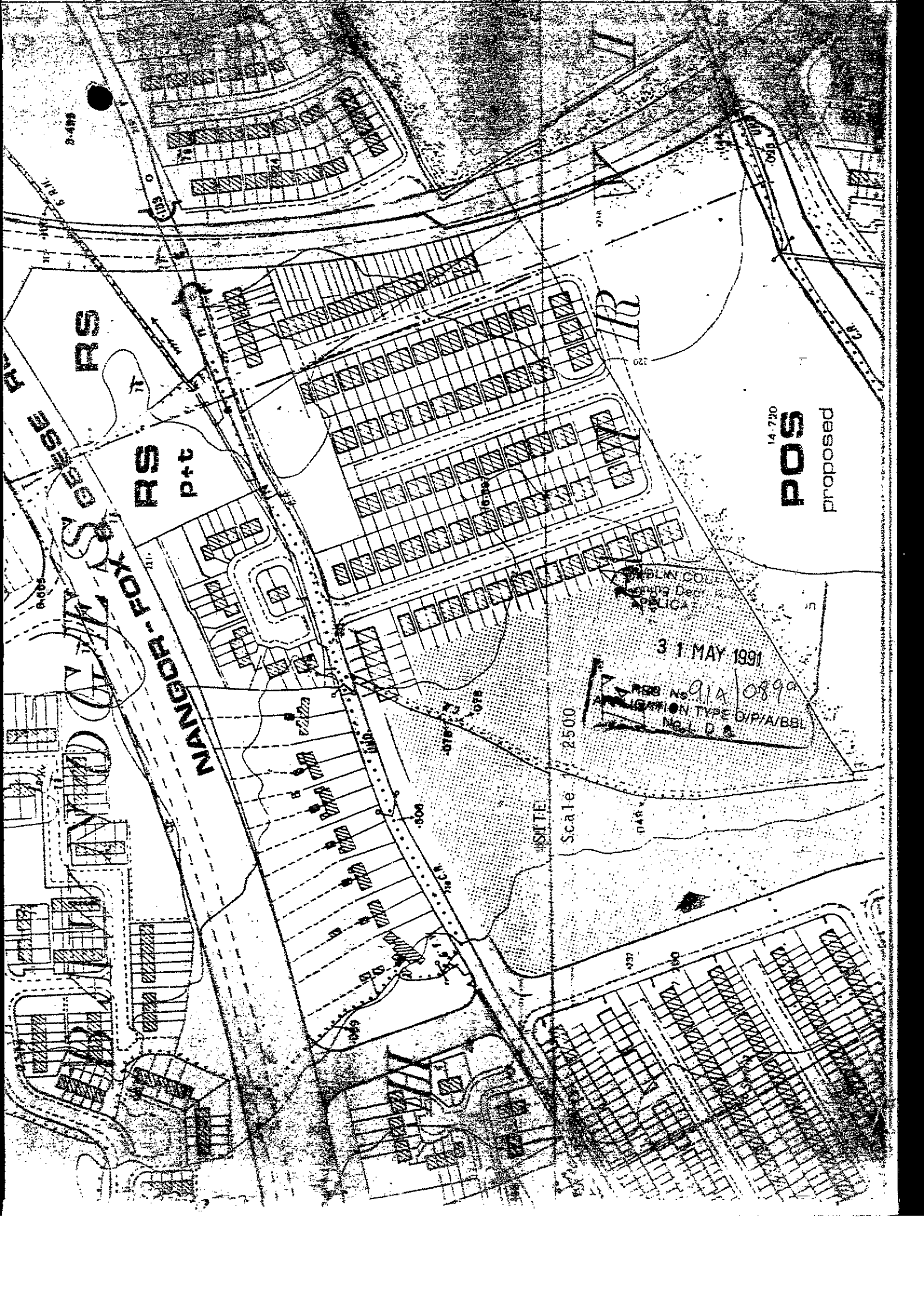
from Pelland Homes Ltd,
Monastery Rd,
Clonsilla

The sum of Two thousand three hundred & sixty eight Pounds

Planning application at Cherrywood Drive

Deane Cashier

S. CAREY
Principal Officer (665 1x74)



3-483

NANDOR - FOX - SEWERS

RS

RS

P+T

RS

RS

RS

RS

RS

RS

RS

SITE

Scale 1:2500

SLINICOLE
Planning Dept
APPLICA

31 MAY 1991

APP No 91A 0890
APPLICATION TYPE G/P/A/BBI
NG L D S

14.720

POS

proposed

KELLAND HOMES LTD.
OUTLINE SPECIFICATION.

31 MAY 1991

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.

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.

Opes 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.

10. Solid Partition

Solid partitions shall be 112 mm thick or block work, laid to break joint, in gauged mortar bedded 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 opes in cavity walls and over all opes 250 mm longer than opes 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 cills 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 ope 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, 125 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 doubles 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.