

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A ~~61A~~ 585

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 28/5/11. —— ——	Noted by Cllr Muldoon Does kitchen extension mean that applicants cannot ^{don't need} full back garden size cause houses to have smaller gardens (like happened in Westbourne)		

91A/0585

CERTIFICATE NO: 24965

PROPOSAL: 14 houses class of house type
 LOCATION: Site Between Ballyculla Road & Dolanoe Rd, Knocklyon
 APPLICANT: Cattle Park Construction Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	2232	4112	£112	—		
	2232					

County Council Endorsed: _____ Grade: _____ Date: _____
 Town Council Endorsed: _____ Grade: _____ Date: _____
 County Council Certified Signed: _____ Grade: S.O Date: 18/4/91
 Town Council Certified Signed: _____ Grade: _____ Date: _____
 County Council Endorsed: Signed: _____ Grade: _____ Date: _____

REF. NO.: 91A/0585 CERTIFICATE NO.: 14654B
 PROPOSAL: 14 houses, (change of house type)
 LOCATION: Site Between, Ballycullen Road & Deerpark Road, Knocklyon
 APPLICANT: Colbrook Construction

	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)	€ 555	770	770	-		
B	Domestic Em. (Improvements/Alts.)	€ 200					
C	Building for office or other comm. purpose	€ 23.50 per sq. m. or 1/10					
D	Building or other structure for purposes of agriculture	€ 10 per sq. m. or 1/10					
E	Fuel Filling Station	€ 1200					
F	Dev. of prop. not coming within any of the foregoing classes	270 or 23 per sq. m. 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: R. W. O. Grade: S.O. Date: 18/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: 14 houses at site between Ballygullas Road & Daltrye
Road, Knocklyon

REG. REF.: 91A/0585

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. $\frac{1}{2}$) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 89A/1456 on which a full fee was paid is attached.



Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.
J. Y.
12/4/91.

A. Hinchy,
Senior Executive Draughtsman/Technician

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: Reede Fanning Architects, Decision Order P/2556/91 13.06.91
16 Mount Street Upper, Number and Date
Dublin 2. Register Reference No. 91A/0585
Planning Control No.
Application Received on 15.04.91

Applicant Castlepark Construction 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:-

change of house type on site nos. 87-100 incl. incorporating
kitchen extensions to rear between Daletree Road and Ballycullen
Road, Knocklyon.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. The overall development shall be carried out in conformity with Conditions Nos. 6-14 inclusive and 16-22 inclusive of the decision to grant permission by Order No. P/4702/89, dated 27 October, 1989, Reg. Ref. 89A/1456, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.	4. In the interest of the proper planning and development of the area.

Over

Signed on behalf of the Dublin County Council


For Principal Officer

13 June 1991

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That no further extensions be erected to the rear of house nos. 87, 99 or 100 without the prior approval of the Planning Authority.

6. Apart from house nos 99-104 (which are already built), the roof finish for all houses proposed within the site as outlined in red on the lodged plans, to be muted in colour e.g. grey or blue/black. Details to be agreed with the Planning Authority prior to commencement of development.

7. That arrangements be made with regard to the payment of the financial contribution in the sum of £66,000. required by Condition No. 4 of planning permission granted under Reg. Ref. 89A/1456. The arrangements to be made prior to the commencement of development on site.

8. That arrangements be made with regard to the lodgement of the security in the form of a Bond or Letter of Guarantee from an approved company in the sum of £150,000. or cash lodgement in the sum of £100,000. as required by Condition No. 5 of the planning permission granted under Reg. Ref. 89A/1456. The arrangements to be made prior to the commencement of development on site.

9. That a financial contribution in the sum of £800. per house be paid by the proposer to Dublin County Council towards the improvement of the Ballycullen Road and the Junction with Firhouse Road as originally required by Condition No. 22(d) of Reg. Ref. 89A/1456. This contribution to be paid prior to the commencement of development on site.

Over

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

6. In the interest of visual amenity and to comply with condition 18 of planning permission Reg. No. 89A/1456.

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

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

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



NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

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

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

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

To Reede Fanning Architects,
16 Mount Street Upper,
Dublin 2.

Decision Order Number and Date P/2556/91 13.06.91
Register Reference No. 91A/0585
Planning Control No.
Application Received on 15.04.91

Applicant Castlepark Construction 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:-

change of house type on site nos. 87-100 incl. incorporating
kitchen extensions to rear between Daletree Road and Ballycullen
Road, Knocklyon.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>10. A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.</p> <p>OR....</p> <p>In lieu of the open space being developed by the applicants, a financial contribution of £300. per house shall be paid to the county Council to enable this work to be carried out. This cost to be paid on a phased basis as agreed with the Planning Authority.</p>	<p>10. 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

13 June 1991

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

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:—
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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.

2556/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0585

Date Received : 15th April 1991

Correspondence : Reede Fanning Architects,
Name and : 16 Mount Street Upper,
Address : Dublin 2.

Development : Change of house type on site nos 87-100 inclusive
incorporating kitchen extensions to rear

Location : between Daletree Road and Ballycullen Road, Knocklyon

Applicant : Castlepark Construction Limited

App. Type : Permission

Zoning :

C108545
Box 1197

CONTRIBUTION	
Standard.	66,000
Roads.	800 per house
S. Serv.	
Open Space.	300 per house
Other	
SECURITY:	
Bond (C.I.F.)	150,000
Cash	100,000

(MOS/BB)

Report of Dublin Planning Officer dated 31st May, 1991.

This is an application for permission. The proposed development consists of a change of house type on sites nos. 87-100 inclusive incorporating kitchen extensions to the rear on site between Daletree Road and Ballyroan Road, Knocklyon. The applicant is Castlepark Construction Ltd.

Under Reg. Ref. 89A/1456 permission was granted to ~~Wright~~ Wright Ltd. for 64 no. two storey semi-detached 3 bedroom houses and 54 no. semi-detached 4 bedroom houses on site between Dale Tree Road and Ballycullen Road, Knocklyon by Decision Order P/4702/89 dated 27.10.89.

The proposed house type differs from the house type approved on these sites under Reg. Ref. 89A-1456 in that there is a small kitchen (7.2 sq. metres) extension proposed to the rear. It is noted that house nos. 99, 100 and 87 have rear gardens which are less than 10.7 metres in length, any future extensions to the rear should be subject to planning approval.

My site inspection revealed that house nos. 99-104 are built.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (10) conditions:-

CONDITIONS / REASONS

7

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0585

Page No: 0002

Location: between Daletree Road and Ballycullen Road, Knocklyon.

01 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.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

02 That before development commences approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Act, 1878-1964.

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

REASON: To prevent unauthorised development.

over
~~04 That a financial contribution in the sum of £ _____ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.~~

~~REASON: 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.~~

over
~~05 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 £ _____ 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 £ _____ 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 specifications. Or./...~~

~~C. Lodgement with the Planning Authority of a letter of guarantee 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.~~

over
4 06 The development shall be carried out in conformity with conditions Nos ~~6-22~~ ^{6-14 inclusive} of the decision to grant permission by order No. P/4702/89, dated ~~and~~ ^{and 16-22} ~~and~~ ^{including}

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0585

Page No: 0003

Location: between Daletree Road and Ballycullen Road, Knocklyon.

27th October, 1989, Reg. Ref. 89A/1456, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.

4/06 REASON: In the interest of the proper planning and development of the area.


5/07 That no ^{Further} extensions be erected to the rear of house nos. 87, 99 or 100 without the prior approval of the Planning Authority.

5/07 REASON: In the interest of the proper planning and development of the area.

R. Cremius
C. 08 Apart from house nos. 99-104 (which are already built), the roof finish for all houses proposed within the site as outlined in red on the lodged plans, to be muted in colour e.g. grey or blue/black. Details to be agreed with the Planning Authority prior to commencement of development.

W.E.S.
C. Reason: In the interest of visual amenity and to comply with condition 18 of planning permission Reg. No. 89A/1456 (conditions 7 to 10)

CONTINUED OVERLEAF

Endorsed: 
for Principal Officer

Richard Cremius SEP
for Dublin Planning Officer 7691


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 (i) conditions set out above is hereby made.

Dated: 13 June 1991.

ASSISTANT CITY AND COUNTY MANAGER

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

12th June

Approved 

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref.: 91A/0585

Page No: 0004

Location: Between Daletree Road and Ballycullen Road, Knocklyon.

07. That arrangements be made with regard to the payment of the financial contribution in the sum of £66,000. required by Condition No. 4 of the planning permission granted under Register Reference 89A/1456. The arrangements to be made prior to the commencement of development on site.

07. REASON: In the interest of the proper planning and development of the area.

08. That arrangements be made with regard to the lodgement of the security in the form of a Bond or Letter of Guarantee from an approved company in the sum of £150,000. or cash lodgement in the sum of £100,000. as required by Condition No. 5 of the planning permission granted under Register Reference 89A/1456. The arrangements to be made prior to the commencement of development on site.

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

09. That a financial contribution in the sum of £800. per house be paid by the proposer to Dublin County Council towards the improvement of the Ballycullen Road and the Junction with Firhouse Road. This contribution to be paid prior to the commencement of development on site.

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

10. A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.

OR/..

In lieu of the open space being developed by the applicants, a financial contribution of £300. per house shall be paid to the County Council to enable this work to be carried out. This cost to be paid on a phased basis as agreed with the Planning Authority.

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