

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P.C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE YA/1208
1. LOCATION	with access to "The Close," Kingswood Heights,	
2. PROPOSAL	6 Houses.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	29th June, 1983
	(a) Requested	Date Further Particulars (b) Received
	1. Time ext. up to & incl. 23/9/83	1. Time ext. up to & incl., 10/10/85
	2. 23/9/83 22/12/83	2. Time ext. up to & incl., 4/11/85
4. SUBMITTED BY	Name Sylvan Homes Ltd., Address 7, Lower Fitzwilliam St., Dublin 2.	
5. APPLICANT	Name as above Address	
6. DECISION	O.C.M. No. P/3827/85	Notified 31st Oct., 1985
	Date 31st Oct., 1985	Effect Permission, To grant
7. GRANT	O.C.M. No. P/4875/85	Notified 12th Dec., 1985
	Date 12th Dec., 1985	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF  
PERMISSION

P / 4.8.75 / 85

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

To **Sylvan Homes Ltd.,**  
**21 Mespil Road,**  
**Dublin 4.**

Decision Order  
Number and Date **P/3827/85 - 31/10/85**

Register Reference No. **YA 1208**  
Appl. Rec'd: **29/6/83**  
Time Ext. up to: **23/9/85**  
Add. Info. Rec'd: **3/11/83**  
Clarification of Info. Rec'd: **12/7/85**  
Time Ext. up to: **10/10/85**  
Further Time ext. up to: **4/11/85**

Applicant **Sylvan Homes Ltd.**

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

**housing development with access to The Close, Kingswood Heights Estate.**

CONDITIONS	REASONS FOR CONDITIONS
1 That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2 That before development commences, approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2 In order to comply with the Sanitary Services Acts, 1878-1964.
3 That the proposed house be used as a single dwelling unit.	3 To prevent unauthorised development.
4 That a financial contribution in the sum of <b>£3,000.</b> be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement on the site.	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.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **12 DEC 1985**

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.

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 of roads, open space, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£8,000. (eight thousand pounds)**

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

*Or/*

(b) Lodgment with the Council of **Cash of £5,000.** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

*Or/*

(c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgment in either case has been acknowledged in writing by the Council.

**Note:** When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

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.

*PK.*

12 DEC 1985

Form D1—Future Print Ltd.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P / 4.8.75 / 85

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

PLANNING DEPARTMENT  
- PERMISSION

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

To **Sylvan Homes Ltd.**  
**21 Mespil Road,**  
**Dublin 4.**

Decision Order  
Number and Date **P/3827/85 - 31/10/85**  
Register Reference No. **YA 1208**  
Appl. Rec'd: **29/6/83**  
Time Ext. up to: **23/9/83**  
Add. Info. Rec'd: **3/11/83**  
Clarification of info Rec'd: **12/7/85**  
Time Ext. up to: **10/10/85**  
Further Time Ext. up to: **4/11/85**

Applicant **Sylvan Homes.**

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

**housing development with access to The Close, Kingswood Heights Estate**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

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 dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

(Contd. . . .)

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

12 DEC 1985

Date

IMPORTANT: Turn overleaf for further information

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

CONDITIONS

REASONS FOR CONDITIONS

- |   |  |
|---|--|
| <p>11 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.</p>   | <p>11 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.</p> |
| <p>12 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.</p>   | <p>12 In the interest of the proper planning and development of the area.</p>  |
| <p>13 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.</p> | <p>13 In the interest of visual amenity.</p>   |
| <p>14 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.</p>   | <p>14 In the interest of the proper planning and development of the area.</p>  |
| <p>15. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.</p>   | <p>15. To protect the amenities of the area.</p>   |
| <p>16. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department.</p>  | <p>16. In order to comply with the requirements of the Sanitary Services Department.</p>   |
| <p>17. Details of Street tree planting and grassing of the public open space which adjoins the existing dedicated public open space are to be submitted and agreed with the Council's Parks Department prior to commencement of development.</p>  | <p>17. In the interest of the proper planning and development of the area.</p>   |
| <p>18. As the proposed housing access road will necessitate the removal of recently planted trees at Garrynisk, the applicant must give the Parks Department sufficient notice of the construction of the access road in order that the trees in question can be removed.</p>   | <p>18. In the interest of the proper planning and development of the area.</p>   |
| <p>19. That a formal written agreement be reached with the Council for the proposed access road via Garrynisk Estate and that no development commence in the absence of such an agreement.</p>  | <p>19. In the interest of the proper planning and development of the area.</p>   |

12 DEC 1985

Form E1—Future Print Ltd.

Sylvan Homes Ltd.,  
21 Mespil Road,  
Dublin 4.

YA 1208

4th October, 1985.

**Re: Proposed housing development with access to The Close,  
Kingswood Heights Estate, for Sylvan Homes Ltd.**

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Dear Sirs,

With reference to your planning application received here on 29th June, 1985, time extension up to 23rd September, 1985, additional information received 3rd November, 1985, clarification of information received 12th July, 1985, further time extension up to 10th October, 1985, (letter for further extension period received 3rd October, 1985) in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 4th November, 1985.

Yours faithfully,



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for Principal Officer.

Sylvan Homes Ltd.,  
7, Lower Fitzwilliam St.,  
Dublin 2.

YA.1208

12/9/'85

Re: Proposed housing development with access to The Close, Kingswood Heights Estate for Sylvan Homes Ltd.

Dear Sir/Madam,

With reference to your planning application received here on 29/6/'83, time extension up to and including 23/9/'83, additional information received on 3/11/'83, clarification of additional information received on 12/7/'85, (Further letter for extension period received 12/9/85) in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of Subsection (4A) of Section 26 has been further extended up to and including 15/10/85

Yours faithfully,

  
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for Principal Officer

YA.1208

22nd December, 1983.

Sylvan Homes Ltd.,  
7, Lower Fitzwilliam Street,  
Dublin 2.

RE/ Proposed housing development with access to The Close, Kingswood  
Height Estate for Sylvan Homes.

Dear Sir,

With reference to your planning application received here on 29th June, 1983, (Time Extension up to 23/9/83, Additional Information received, 3/11/83), in connection with the above, I wish to inform you that, before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following further clarification of additional information must be submitted in quadruplicate:

1. In the reply to the request for additional information dated 23/9/83, particularly with regard to Item 1, the applicants enclosed a copy of a letter of a permission request to the Housing Department for the purpose of connecting to the Council's Garrynisk Housing Scheme. No evidence of this consent has been submitted by Lugaid Ltd., and the applicants are requested to clarify that they have the consent of the Council's Housing Construction Department, in its capacity as adjoining landowner, to the road connection proposed for the purpose of constructing the 6 no. dwellinghouses.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer.



YA.1208

23rd September, 1983.

Sylvan Homes Ltd.,  
7, Lower Fitzwilliam St.,  
Dublin 2.

Re: E.C. No. 12128: Proposed housing development with access to  
The Close, Kingswood Heights Estate, for Sylvan Homes *for legend Jld*

Dear Sirs,

With reference to your planning application received here on 29/6/'83 (time extension up to 23/9/'83) in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Is it possible to develop this site by connecting the roadway fronting the houses proposed southwards to the County Council roadway adjoining.
2. The southern boundary treatment to house No. 6.
3. The extent to which the statement "existing hedge to be retained" envisages:-
  - a) the entire hedge and associated ditches etc. being retained thus inhibiting the integration of the open spaces north and south of the hedgerow or
  - b) the retention of suitable elements of the hedgerow to form a feature within the overall open space.
4. Is it the intention to provide 21.4m. (70ft.) back to back dimension with the existing houses. (The layout scales less.).

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
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for Principal Officer

YA.1208

26th August, 1983.

Sylvan Homes Ltd.,  
7, Lower Fitzwilliam St.,  
Dubln 2.

Re: P.C. No. 12128: Proposed housing development with access to the  
Close, Kingswood Heights Estate for Sylvan Homes. *for Keyoid (TD).*

Dear Sirs,

With reference to your planning application received here on 29/6/'83  
(letter for extension period received 26/8/'83), in connection with the  
above, I wish to inform you that:-

In accordance With Section 26(4A) of the Local Government (Planning and  
Development) Act, 1963, as amended by Section 39(F) of the Local  
Government (Planning and Development) Act, 1976, the period for  
considering this application within the meaning of subsection (4a) of  
Section 26 has been extended up to and including the 23/9/'83.

Yours faithfully,

  
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for Principal Officer