### COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING DEVELOPMENT) ACT 1963 & 1 PLANNING REGISTER			1976	REGISTER REFERENC
		FLAINING III		<u> </u>	
I. LOCATION	Access to Walnut Close, Kingswood Heights Estate, Clondalkin.				
2. PROPOSAL					
	Housing Development.				
3. TYPE & DATE OF APPLICATION	TYPE Date Received		Date Further Particulars (a) Requested (b) Received		
			1	, w	1,
	P	14.6.1983.	2		2
4. SUBMITTED BY	Name Sylvan Homes Ltd.				
	Address 7 Lower Fitzwilliam Street, D.2.				
5. APPLICANT	Name John McGivern.				
	Address C/o Sylvan Homes Ltd.				
6. DECISION	O.C.M. No. PA/1897/83			Notified 18	th Aug., 1983
	Date 9th Aug., 1983			Effect To	grant permission
7. GRANT	O.C.M. No. PBD/460/83			Notified 27	7th Sept., 1983
	Date 27th Sept., 1983			Effect Po	ermission granted
8. APPEAL	Notified			Decision	
	Туре			Effect	
9. APPLICATION SECTION 26 (3)	Date of			Decision	
	application			Effect	
10. COMPENSATION	Ref. in Compensation Register				
11. ENFORCEMENT	Ref. in Enforcement Register				
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.			· · · · · ·		
15.		· · · · · · · · · · · · · · · · · · ·			
Prepared by		Convissued by			Re

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Co. Accts. Receipt No .....

## PBD/460/83

#### DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

approval must be complied with in the carrying out of the work.

PLANNING DEPARTMENT **DUBLIN COUNTY COUNCIL** IRISH LIFE CENTRE LOWER ABBEY STREET DUBLIN 1

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976 1963-1982

To: Sylvan.Homes.Ltd.,	Decision Order PA/1897/83 9/8/83 Number and Date
7 Lr. Fitzwilliam St.,	Register Reference No. YA 1135
Dublin 2.	Planning Control No.
ApplicantJohn McGivern.	***************************************
A PERMISSION/APPROVAL has been granted for the development housing development with access to Walnut C	
CONDITIONS	DE ACONO FOR CONTINUE
1. The development to be carried out in its enti	REASONS FOR CONDITIONS
in accordance with the plans, particulars and spications lodged with the application, save as as required by the other conditions attached hereto hat before development commences approval under the Bu Bye-Laws to be obtained and all conditions of that approval observed in the development.  That the proposed houses be used as a single dwelling unit. B  That in proposed houses be used as a single dwelling unit. B  That in proposed houses be used as a single dwelling unit. B  That in proposed houses be used as a single dwelling unit. B  That in proposed houses are a single dwelling unit. B  That in proposed houses are a single dwelling unit. B  That in proposed houses are a single dwelling unit. B  That in proposed houses are a single dwelling unit. B  That in proposed houses are a single dwelling unit. B  That in proposed houses are a single dwelling unit. B  That house no. 28 be excluded from development with the single dwelling unit. B  That house no. 28 be excluded from development with the single dwelling unit. B  That house no. 28 be excluded from development with the single dwelling unit. B	diding obe  In order to comply with the Sanitary Services Acts, 1878 — 1964.  To prevent unauthorised development.  The provision of such services in the area by the Council will facilitate the proposed accordance with the Sanitary Services.  The provision of such services in the area by the Council will facilitate the proposed accordance with a considered reasonable that the developer should contribute towards the cost of providing the services.
	(Contd )
Signed on behalf of the Dublin County Council:	AV.
IM. ANT: Turn overleaf for further information.	for Principal Officer  Date: 27 SEP 1983
Approval of the Council under Building Bye-Laws must be obtained approval must be complied with in the carrying out of the work	

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- 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 £4,000. (four 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.

(b) Lodgement with the Council of £2,500.

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.

(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 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.

(Contd. . . .)

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# DUBLIN COUNTY COUNCIE / 83

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT DUBLIN COUNTY COUNCIL IRISH LIFE CENTRE LOWER ABBEY STREET **DUBLIN 1** 

#### Notification of Grant of Permission/Approximaxxx Local Government (Planning and Development) Acts, 1963-4976 1963-1982

Sylvan Homes Ltd.,	Decision Order Number and Date PA/1897/83 9/8/83		
7 Lr. Fitzvilliam St.,	Register Reference No		
Pril 2.	Planning Control No		
John McGivern	•		
PERMISSION/APPROVAL has been granted for the development	nt described below subject to the undermentioned conditions.		
housing development with access to Wal	nut Close, Kingswood Heights Estate.		
######################################	***************************************		
CONDITIONS	REASONS FOR CONDITIONS		
CONDITIONS .			
That all necessary measures be taken by the contractor to pre- the spillage or deposit of clay, rubble or other debris on adjoint roads during the course of the works.	vent 6 To protect the amenities of the area.		
That all public services to the proposed development, inclu- electrical, telephone cables and equipment, be loc- underground throughout the entire site.	ated		
That public lighting be provided as each street is occupie accordance with a scheme to be approved by the County Couso as to provide street lighting to the standard required by County Council.	inch É		
That no dwellinghouse be occupied until all the services been connected thereto and are operational.	have 9 In the interest of the proper planning an development of the area.		
That the area shown as open space at the clear, scheduled and analysis are available for use by residents on completion of their available.	Tegs.		
That the water supply and drainage arrangements, including disposal of surface water, be in accordance with the requirent of the County Council.	the In order to comply with the Sanitary Service Acts, 1878 — 1964.		
	(Contd		
	11/		

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of

Date: .....

ANT: Turn overleaf for further information.

approval must be complied with in the carrying out of the work.

- CONDITIONS
- 11. 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 developement commences.
- 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.
- 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.
- 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 kw taken in charge by the Council.
- 15. That all of the existing trees and other landscapa features along the sites frontage to Ballymount Road, at planning and development of the area. Sylvan Drive and Sylvan Avenue including those trees which are located on the southern section of the overall site adjoining the junction of Sylvan Drive and Sylvan Avenue are to be retained. Adequate measures for the retention of the stove trees to be agreed with the Council's Parks Department prior to commencement of development and strictly adhered to.
- b) That existing mature trees and landscape features along the sites boundary to Walnut Close be retained where possible . The developers are to agree with the Council's Parks Department the number w and location of trees required to be removed to Facilitate the provision of k vehicular access to the site.

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- 140 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.
- 12 In the interest of the proper planning and development of the area.
- 13n the interest of visual amenity.
- 14. In the interest of the proper planning and development of the area.

15. In the interest of the proper

