

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA/1053															
1. LOCATION	Sylvan Close, with access to Sylvan Drive, Kingswood Heights																
2. PROPOSAL	Housing development																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">OP</td> <td style="text-align: center;">26th May, 1983</td> <td style="text-align: center;">1. 25th July, 1983</td> <td style="text-align: center;">1. 9th Aug., 1983</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">2.</td> <td style="text-align: center;">2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	OP	26th May, 1983	1. 25th July, 1983	1. 9th Aug., 1983			2.	2.
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		(a) Requested	(b) Received														
OP	26th May, 1983	1. 25th July, 1983	1. 9th Aug., 1983														
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4. SUBMITTED BY	Name Sylvan Homes Ltd., Address 7, Lower Fitzwilliam St., Dublin 2.																
5. APPLICANT	Name Owenabue Address																
6. DECISION	O.C.M. No. PA/2213/83 Date 7th Oct., 1983	Notified 7th Oct., 1983 Effect To grant permission															
7. GRANT	O.C.M. No. PBD/659/83 Date 23rd Nov., 1983	Notified 23rd Nov., 1983 Effect Permission granted															
8. APPEAL	Notified Type	Decision 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	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

John McGivern & Assocs.,
Architectural & Planning Consultants,
25, Millview Lawns,
Malahide,
Co. Dublin.

YA.1053

12/3/'87

Re: Proposed housing development, Sylvan Close with
access to Sylvan Drive, Kingswood Heights
Estate for Owenabue.

Dear Sirs,

I refer to your submission received on 19/1/'87, to comply with condition No. 1 of decision to grant permission by Order No.P/2213/83, dated 7/10/'83, in connection with the above.

In this regard, I wish to inform you that the submission, which set out the site dimensions for the individual sites is acceptable and is in compliance with Condition No. 1.

Yours faithfully,

for Principal Officer.

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, 1963-1982

To **Sylvan Homes Ltd.,** Decision Order Number and Date **PA/2213/83, 7/10/83**
7, Lr. Fitzwilliam St., Register Reference No. **YA.1053**
Dublin 2. Planning Control No.
 Application Received on **26/5/83**
 Add. Inf. Rec. d. **9/8/83**
 Applicant **Owenabue**

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

Proposed housing development, Sylvan Close with access to Sylvan Drive, 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 £9,800. 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.

cont./..

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **23 NOV 1983**

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.

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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To **Sylvan Homes Ltd.,** Decision Order Number and Date **PA/2213/83 7/10/83**

7 Lr. Fitzwilliam St., Register Reference No. **YA 1053**

Dublin 2. Planning Control No.

Application Received on **26/5/83**

Applicant **Owenabue** Add. Info. Rec. **9/8/83**

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

housing development Sylvan Close with access to Sylvan Drive, Kingswood Hts. Est.

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.	6 To protect the amenities of the area.
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.
That the area shown as open spaces be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings	In the interest of the proper planning and development of the area
10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10 In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

AK
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **23 NOV 1983**

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.

YA 1053

Sylvan Homes Ltd.,
7 Lr. Fitzwilliam St.,
DUBLIN 2.

25th July, 1983.

RE: Proposed housing development at Sylvan Close, with access to
Sylvan Drive, Kingswood Heights Estate for Owenabue Ltd.

Dear Sir,

With reference to your planning application received here on 26th May, 1983 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. The applicant's to submit specific written evidence from C.I.E. that the lands now proposed for development are not required for a rail station and parking facilities in connection with the Rapid Rail System serving this area.
2. With reference to the copy agreement submitted with this application a copy of the original signed and dated legal agreement entered into between the parties is to be submitted.

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

Yours faithfully,



For Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
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 Applicant **Owenabue**

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

Proposed housing development, Sylvan Close with access to Sylvan Drive, Kingswood Heights Estate.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 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. 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. That the proposed house be used as a single dwelling unit. That a financial contribution in the sum of £9,800. 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. 	<ol style="list-style-type: none"> To ensure that the development shall be in accordance with the permission and that effective control be maintained. 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 development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

cont./..

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

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Date **23 NOV 1983**

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

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 **£13,000. (thirteen 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 sum of £8,000.** 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.

A K
Cont./...

DUBLIN COUNTY COUNCIL

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7. Lr. Fitzwilliam St., Register Reference No. **YA 1053**
Dublin 2. Planning Control No. _____
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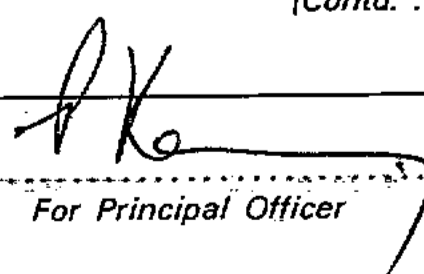
housing development Sylvan Close with access to Sylvan Drive, Kingswood Hts. Est.

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.	6. To protect the amenities of the area.
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.
That the area shown as open space be levelled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council



For Principal Officer

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Date **23 NOV 1983**

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

- 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.
- 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. **The rear screen walls adjoining Kingswood Drive are to be not less than 2¹/₂m. in height**
- 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.
- 15. That house plots 9-18 inclusive are excluded from this development as the site of the above houses is likely to be required for public transportation halting facilities in connection with the proposal to provide for a Rapid Rail System to serve this area.
- 16. That a plan for roadside tree planting is to be submitted to and agreed with the Council Parks Department prior to commencement of development.
- 17. That a financial contribution of £2,000 (i.e. £1,000. per house for 2 additional houses located in open space) is to be paid by the proposer to Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development, and which facilitate this development, this contribution to be paid before commencement of development on the site.

- 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.
- 12 In the interest of the proper planning and development of the area.
- 13 In the interest of visual amenity.
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YA 1053

25th July, 1983.

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