

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.9459	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA849 S
1. LOCATION	Ashfield Sector D, Kingswood Heights Estate, Clondalkin		
2. PROPOSAL	Revised house types		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 22.5.78	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name John McGivern Address Sylvan Homes Ltd., 7 Lower Fitzwilliam Street, Dublin., 2.		
5. APPLICANT	Name Sylvan Homes Ltd., Address dp.		
6. DECISION	O.C.M. No. P/2838/78 Date 21/7/78		Notified 21st July, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/3460/78 Date 6/9/78		Notified 6th September, 1978 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.			
16.			
Prepared by		Copy issued by.....Registrar.	
Checked by		Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

R/3460/78

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

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

To: **Sylvan Homes Limited,**
7, Le. Fitzwilliam Street,
Dublin, 2.

Decision Order Number and Date **#/2838/78 dated 21.7.78**
Register Reference No. **R.A.849**
Planning Control No. **8459**
Application Received on **21st May, 1978**

Applicant **Sylvan Homes Limited**

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

Proposed revised house types at Ashfield, Sector D, Kingwood Heights Estate,

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application. 2. Before development commences approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development. 3. That each dwellinghouse be used as a single dwelling unit. 4. That the arrangements made for the payment of the financial contribution in the sum of £163,920 (in respect of the overall development) be strictly adhered to. 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, car parks, sewers, watermain or drains has been given by:- a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £60,000 which shall be kept in force by the developer until such time as the roads,	1. To ensure that the development shall in accordance with the permission and that effective control be maintained. 2. In order to comply with the Sanitary Services Acts, 1872/1964. 3. To prevent unauthorised development. 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. To ensure that a ready sanction may be available to the Council to induce provision of services and prevent dis-similarity in the development.

on behalf of the Dublin County Council:

for Principal Officer

Date:

6 SEP 1978

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.

FUTURE PRINT

continued/...

open space, carports, sewers, watermain and drains
are taken-in-charge by the Council

or/

b) Lodgement with the Council of an approved sum 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 anybody 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.

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.

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 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.
The main access roads to the housing development proper
must be constructed and fully completed with all necessary
Services Acts, 1878/1964.

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 & development of the area
and in order to comply with Sanitary
Services Acts, 1878/1964.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Sylvan Homes Limited,**
7, 1c, Fitzwilliam Street,
Dublin, 2.

Decision Order
Number and Date **P/2230/72 dated 12/7/78**

Register Reference No. **B.A. 649**

Planning Control No. **6430**

Application Received on **22nd May, 1978**

Applicant **Sylvan Homes Limited**

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

Proposed revised house types at Ashfield, Sector D, Kingswood Heights Estate.

CONDITIONS

paths, public lighting and drainage before any dwellings are occupied so as to ensure that adequate pedestrian and vehicular movement facilities are available for residents on completion of their dwellings.

10. That the area shown as open space be levelled, mowed and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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

12. That all watermain tapings branch connections, flushing 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.

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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.

REASONS FOR CONDITIONS

9. In the interest of the proper planning and development of the area and in order to comply with Sanitary Services Acts, 1972/1964.

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

11. In order to comply with the Sanitary Services Acts, 1972/1964.

12. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the Council will facilitate the proposed development, it is considered reasonable that the developer should contribute towards the cost of providing the services.

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

on behalf of the Dublin County Council:

for Principal Officer

Date:

6 SEP 1978

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.

FUTURE PRINT

14. That Distributor Road "B" between its junction, with Ballymount Road and the northern boundary of the site be constructed to the specifications, standards and all necessary requirements of the County Council.

15. Road No. 1 is to be constructed between its junction with District Distributor Road "B" and the western boundary of the site to the specification, standards and requirements of the County Council. The Developers must agree the necessary additional road works required for the completion of Road No. 1 with the Roads Department so as to ensure that this section of road is fully operational before any dwellings are occupied on the Sector "H". Temporary constructional access arrangements must not be used for permanent access arrangements to occupied houses in Sector "H" when the main access of Road No. 2 to Road No. 1, is completed and in service. The completion of constructional works for Distributor Road "B" and Road No. 1, must provide for all necessary paths, drainage and public lighting. The applicants must agree with the Roads Department the necessary junction arrangements including adequate traffic viability of Distributor Road "B" with the existing Ballymount Road.

16. The site shall be planted and landscaped in accordance with a scheme which shall be agreed with the Planning Authority. Such scheme shall include provision for the preservation, as far as possible, of existing trees and landscape features on the site, and no tree shall be removed without the prior consent of the Planning Authority.

17. That full details of boundary and flank walls throughout the entire development and of landscaping treatment at the rear and flanks of all houses adjoining the main distributor road boundaries shall be submitted to and agreed with the Planning Authority. Special design of boundary walls to specified heights shall be required adjoining the major road boundaries. Screen boundary walls adjoining the distributor road boundaries are to be not less than 2½ metres in height,

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

to Sector "H" in the vicinity of Road No. 3 adjoining Distributor Road B is to be agreed with the Roads Department. This temporary constructional access arrangement..

15. In the interests of the visual amenities of the area.

16. In the interests of visual amenities of the area.

DUBLIN COUNTY COUNCIL

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PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Sylvan Homes Limited,**
7, Lt. Fitzwilliam St.,
DUBLIN, 2.

Decision Order **P/2030/78 dated 21/7/78**

Number and Date **H.A.849**

Register Reference No.

0483

Planning Control No.

22nd May, 1978

Application Received on

Applicant **Sylvan Homes Limited**

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

Proposed revised house types at Ashfield, Sector D, Kingwood Heights Estate.

CONDITIONS	REASONS FOR CONDITIONS
16. normal screen walls are to be not less than 2 metres in height. The details, finishes and masonry arrangements, including the special design, paralling or otherwise for the Distributor Road boundary walls, are to be fully discussed and agreed with the County Council before any constructional work takes place on any of these walls. Details of the screen walls and additional landscaping for site Nos. 13 and 14, at the north boundary of the church site, site nos. 15/29 inclusive at the east boundary of the church site, flanks of 29,30 adjoining Neighbourhood Centre, 28 and 29 adjoining open space are to be fully agreed with the Planning Authority before construction of works.	
17. The cul-de-sac ends to Road Nos. 2,3 and 4 are to be extended to the boundaries of the church site, the neighbourhood centre site, and the open space site so as to ensure a free pedestrian movement is available to the community facilities.	17. In the interest of the proper planning and development of the area.
18. House no. 29 in Sector "H" is to be omitted and re-located in the vicinity of site nos. 15 and 16 within the area shown as open space which is to be omitted from the development.	18. In the interest of the proper planning and development of the area.
19. That rear garden depths of 16,17 and 18 in Sector "H" and Nos. 1,3,5,7,9,11 and 13 at the west end of Road No. 2, at Sector "G" are to be extended to an	19. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council:

for Principal Officer

Date:

6 SEP 1978

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.

FUTURE PRINT