

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference PC. 12128	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE R. A. 1249
1. LOCATION	Sites 13-26 Ashfield Close, Sector D, Kingswood Heights Estate, Clondalkin		
2. PROPOSAL	Housing Development S		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 21st July, 1978	Date Further Particulars
			(a) Requested 1. _____ 2. _____
4. SUBMITTED BY	Name	Sylvan Homes Limited,	
	Address	7 Lower Fitzwilliam Street, Dublin 2.	
5. APPLICANT	Name	Sylvan Homes Limited,	
	Address	7 Lower Fitzwilliam Street, Dublin 2.	
6. DECISION	O.C.M. No.	P/3871/78	Notified 20th September 1978
	Date	20/9/78	Effect To grant Permission
7. GRANT	O.C.M. No.	P/4623/78	Notified 17th November 1978
	Date	17/11/78	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.			
16.			
Prepared by _____		Copy issued by _____ Registrar. Date _____ Co. Accts. Receipt No. _____	
Checked by _____			
Grid Ref.	O.S. Sheet		

8/4623/78

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 Lower Fitzwilliam Street,
Dublin 2.

Decision Order
Number and Date P/3571/78 20/9/78

Register Reference No. P.A. 1282

Planning Control No. 12120

Application Received on 21/7/78

Applicant Sylvan Homes Limited.

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

Proposed 14 No. dwellinghouses on Site Nos. 13 - 26 incl., at Ashfield Close, Sector D,
Kingwood Heights Estate, Ballymount Road.

CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as is in the conditions hereunder otherwise required.
2. That before development commences Building Bye-Laws approval shall be obtained and any conditions of such approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That Site Nos. 25 and 26 be provisionally excluded pending the submission of detailed plans for approval of the proposed Neighbourhood Centre and Church site so as to ensure that adequate land availability can be provided for the Neighbourhood Centre and Church site including all necessary car parking and building separation from the proposed dwellinghouses.
5. That screen walls not less than 2-met. in height be provided at the rear of the odd numbered dwellinghouses immediately adjoining the Distributor Road at the south-west side of the site and at the joint boundary of the proposed dwelling houses with the proposed Neighbourhood Centre and Church site at the south-east boundary in block or similar durable materials, capped and finished 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. Flower facing is not
on behalf of the Dublin County Council Accepted.

REASONS FOR CONDITIONS

1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1879-1954.
3. To prevent unauthorised development.
4. In the interest of the proper planning and development of the area.
5. In the interest of visual amenity.

(Contd. Over/...)

for Principal Officer

Date: 17 NOV 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

5. That an area of public open space at the rate of 4.15 acres per 1,000 persons be provided in respect of this development and pending agreement with the Planning Authority as to the location of this open space that houses 25 and 26 be provisionally excluded from this permission.
6. In the interest of the proper planning and development 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.
8. In the interest of amenity.
8. That public lighting be provided on 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. In the interest of amenity and public safety.
9. That no dwelling house be occupied until all the services have been connected thereto and are operational.
10. In the interest of the proper planning and development of the area.
10. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by the residents on completion of their dwellings.
11. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.
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 Council should recoup the cost.
12. That all watermain tapplings branch connections, sweeping 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.
13. In the interest of the proper planning and development of the area.
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.
14. 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.
14. That a financial contribution in the sum of £1,260.00 (one thousand, two hundred and sixty pounds) 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 of the site.

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For Principal Officer.