

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P. C. 12128	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE R. A. 1246	
1. LOCATION	Sites 1-27 and 32-79 Walnut Close, Kingswood Heights, Clondalkin			
2. PROPOSAL	Housing S			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	P.	21st July, 1978	1. 2.	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/3873/78	Notified	20th September 1978
	Date	20/9/78	Effect	To grant permission
7. GRANT	O.C.M. No.	P/3875/78	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.		
Checked by		Date.....		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....		

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 Ltd.,**

7, Le. Fitzwilliam St.,

Dublin, 2.

Applicant **Sylvan Homes Ltd.**

Decision Order
Number and Date **P/3873/78 20/9/78**

Register Reference No. **R.A. 1245.**

Planning Control No. **12129**

Application Received on **21st July, 1978.**

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

XXXX

Proposed 75-Ho. dwellinghouses on site Nos. 1-27 and 32 - 79 at Walnut Close

Sector "E" Kingswood Height 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 the arrangements made for the financial contribution in the sum of £153,920, in respect of the overall development already levied be strictly adhered to.
3. That a financial contribution in the sum of £3,000 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 on the site. This contribution amount of £3,000 refers to the 2-acre portion of the site included in the site Nos. 13 - 27 and 32 - 45 which has not been previously included in condition No. 2, above.
4. 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

REASONS FOR CONDITIONS

1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. To ensure contribution towards the cost of provision of public services in the development.
3. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

Continued:

on behalf of the Dublin County Council:

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

4. (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £25,000, which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermains and drains have been taken-in-charge by the Council.

(b) Lodgement with the Council of Cash £12,000. 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.

(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.

Notes: 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. That site No. 56, be excluded from the development so as to provide for a possible future access facility to Ballycunt Road.

6. That screen walls in block or similar durable materials not less than 2-m. high suitably capped and finished 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. That 2½-metre high screen walls be provided at the rear of 32-35 incl., 65 - 79 incl., at the rear and flanks of 55, 56 and 67, at the flank of site No. 54, and at the flanks of Nos. 1, 7 & 13.

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

6. In the interest of visual amenity.

Continued:

PJ
for Principal Officer.

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 Ltd.,**

Decision Order Number and Date **P/3272/76 20/9/76**

7, Lr. Fitzwilliam St.,

Register Reference No. **R.A.1246**

Dublin, 2.

Planning Control No. **12128.**

Application Received on **21st July, 1976.**

Applicant **Sylvan Homes Ltd.**

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

**Proposed 76-No. dwellinghouses on site Nos. 1-27 and 32 - 79, at Walnut Close,
Sector "C", Kingswood Height Estate, Ballymount Road.**

CONDITIONS	REASONS FOR CONDITIONS
7. That the rear gardens depths of site Nos. 32 - 55, 66 - 79, 86 and 88 are to be not less than 45-ft.	7. In the interest of the proper planning and development of the area.
8. That an area of public open space at the rate of 4.13-acres per 1,000-persons be provided in respect of this development.	8. In the interest of the proper planning and development of the area.
9. That the area of public open space at the rate of 4.13-acres per 1,000-persons be provided in respect of this development. and pending agreement with the Planning Authority on the location of a public open space that houses 18 to 27, be provisionally excluded from this permission.	9. In the interest of amenity.
10. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	10. In the interest of amenity and public safety.
11. The public lighting be provided on each street 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.	11. In the interest of the proper planning and development of the area.
12. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	12. In the interest of the proper planning and development of the area.
13. That the area shown as open space be levelled, sowed and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	Continued:

on behalf of the Dublin County Council:

for Principal Officer

Date:

17 NOV 1976

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

13. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.

14. That all watermain tapping branch connections, washing 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.

15. 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.

16. That before development commences Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

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

14. 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.

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

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

P. J.
for Principal Officer.