

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference P.C. 12128	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE M.3283
1. LOCATION	Sectors D & H, Kingswood Heights Estate, Clondalkin.		
2. PROPOSAL	Housing development		
3. TYPE & DATE OF APPLICATION	TYPE P. Date Received 21st Dec., 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____	
4. SUBMITTED BY	Name Sylvan Homes Limited, Address 7, Lower Fitzwilliam Street, Dublin, 2.		
5. APPLICANT	Name DO. Address		
6. DECISION	O.C.M. No. P/573/78 Date 20/2/78	Notified 20th February, 1978 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/846/78 Date 10/4/78	Notified 10th April, 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.....	
Checked by		Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date **P/573/78 10th Feb, 1978.**

M. 3283.

Register Reference No. **12128**

Planning Control No. **21/12/77**

Application Received on

Sylvan Homes Ltd.
2, Lt. Fitzwilliam St.
Dublin, 2.

Applicant: **Sylvan Homes Ltd.**

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

Proposed residential development Sector "Q" and "H" 152-houses at Kingwood Heights, Sallymount Road.

Conditions

Reasons for 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 development is not to commence until approval under the Building Bye-laws has been 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 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 £50,000, which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermain and drains are taken-in-charge by the Council.

(b) Lodgement with the Council of an agreed sum to be applied by the Council.

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, 1978 - 1954.

3. To prevent unauthorised development.

4. 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 service.

5. 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:

P. J. Jack
Senior Administrative Officer

Form 4

Date: **10 APR 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.

5.(b) 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 ~~xxx~~ 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.

P.Y.

for Senior Administrative Officer.

CONTD

DUBLIN COUNTY COUNCIL

R/846/48

Te. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date **P/373/78; 20/2/78**

**Sylvan Homes Ltd.,
7-Lr. Fitzwilliam Street,
Dublin 2.**

Register Reference No. **M.3203**

Planning Control No. **13128**

Application Received on **21/12/77**

Applicant: **Sylvan Homes Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
**Proposed residential development - Sector "D" and "H" - 159 No. houses at Kingswood Heights
Sallymount Road,**

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 amenity 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. 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 standards 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. The main access roads to the housing development proper must be constructed and fully completed with all necessary paths, public lighting and drainage before any dwellinghouses are occupied so as to ensure that adequate pedestrian and vehicular movement facilities are available for residents on completion of their dwellinghouses.	9. In the interest of the proper planning and development of the area, and in order to comply with the Sanitary Services Acts, 1878-1964.
10. 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.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts 1878-1964.
12. That all watermain tappings branch connections, scrubbing 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. 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 recover the cost.

Done on behalf of the Dublin County Council:

P. Luck
Senior Administrative Officer

Form 4

Date:

10 APR 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.

13. That an acceptable street zoning and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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

14. That Distributor road "A" 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.

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

Road No. 1 is to be constructed between its junction with Distributor Road "A" 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 dwellinghouses are occupied on the western portion of the Estate Sector "A". Temporary constructional access arrangements to Sector "A" in the vicinity of Road No. 1 adjoining Distributor Road "A" is to be agreed with the Roads Department. This temporary constructional access arrangements must not be used for permanent access arrangements to occupied houses in Sector "A". The main access of Road No. 1, to Road No. 1 is completed and in service. The completion of constructional works for Distributor Road "A" 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 visibility of Distributor Road "A" with the existing Ballymount Road.

Cont/—

A.M.
for. Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To: **Sylvan Homes Ltd.**
7, Lower Fitzwilliam St.,
Dublin, M2

Decision Order Number and Date **P/173/78 20/2/78**

Register Reference No. **R. 3283**

Planning Control No. **12170**

Application Received on **21/12/77**

Applicant: **Sylvan Homes Ltd.**

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

Proposed residential development "sector D" and "H" 189-20, houses at Kingswood Heights, Ballymount Road.

Conditions

Reasons for Conditions

15. 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.

16. 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 will 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, normal screen walls are to be not less than 2-metres in height. The details finishes and capping arrangements including the special design panelling 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. 18 - 29, incl., at the east boundary of the church site flanks 2 of 29, 30, adjoining Neighbourhood Centre, 28 and 29 adjoining open space are to be fully agreed with the Planning Authority before construction.

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

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

Continued:

Signed in behalf of the Dublin County Council:

F. Luck
for Senior Administrative Officer

Form 4

Date:

10 APR 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.

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.
18. House No. 29, in Sector "H" is to be omitted and re-located in the vicinity of site No. 16 and 18, within the area shown as open space which is to be omitted from the development.
19. That rear garden depths of Nos. 16, 17 and 18, in Sector "H" and Nos. 1, 3, 5, 7, 9, 11 and 13, at the west side of Road No. 2, at Sector "D" are to be extended to an acceptable length to be agreed with the Planning Authority in view of their sensitive locations adjoining Distributor Road "B".
20. That site No. 5, ^(five) fronting to Road No. 3, in Sector "H" be excluded in view of its unacceptable location in close proximity to Sallymount Road.
21. Screen walls, not less than 2½-metres in height, in blackwork suitably rendered and capped are to be provided at the west boundary of Sector "H" at the flanks and rear of site Nos. 1 to 4, and flank of No. 6. Details and location of these walls are to be fully agreed with the County Council before construction. Adequate and satisfactory traffic vision lines must be provided along Sallymount Road at the west approach to Road No. 1.
- * (A) That a financial contribution in the sum of £19,875, 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 and that revised arrangements be made for payment of the balance of £160,875, on the overall development as assessed by Order No: P/2626/75 dated 18th August, 1975.

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

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

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

20. In the interest of a residential amenity.

21. In the interests of amenity and public safety.

P.Y.
For Senior Administrative Officer