

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9798	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M. 2450
1. LOCATION	Sites 31/44 Cremorne, Firhouse Road. S		
2. PROPOSAL	Revised house types.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 20th Sept., 1977	Date Further Particulars (a) Requested 15/11/77 (b) Received 3/2/78 1. 3/2/78 2.
4. SUBMITTED BY	Name Sylvan Homes Limited, Address 7, Lr. Fitzwilliam St., Dublin, 2.		
5. APPLICANT	Name Do. Address		
6. DECISION	O.C.M. No.	P/909/78	Notified 31st March, 1978
	Date	31/3/78	Effect To Grant Permission
7. GRANT	O.C.M. No.	P/1552/78A	Notified 12th May, 1978
	Date	12/5/78	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

Checked by

Grid Ref.

O.S. Sheet

Copy issued by Registrar.

Date

Co. Accts. Receipt No.

DUBLIN COUNTY COUNCIL

P/1552/78 A

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 **P/909/78: 31/3/78**
Number and Date

Register Reference No. **M. 2450**

Planning Control No. **9798**

Application Received on **10/9/73**
Addit. Info. Recd: **3/2/75**

Applicant **Sylvan Homes Limited.**

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

Revised house types on sites 31/44, Cremorne, Firhouse Road, Tallaght.

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. 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.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£14,355** 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.
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, watermains or drains has been given by:-
- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£12,000** which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermains and drains are taken in charge by the Council.

OR/

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 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 the provision of services and prevent dissimilarity in the development.

Contd/Over...

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

12 MAY 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

- (b) Judgment with the Council of an agreement... agreed upon 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) Judgment 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 judgment in any case has been acknowledged in writing by the Council.
4. This permission applies to sites 11-13 only. The houses on sites 13-14 inclusive must be omitted since the proposed house type cannot be accommodated on those sites with adequate rear garden, the and building lines. The applicant is advised to submit alternative proposals regarding these sites.
 5. That each dwellinghouse be used as a single dwelling unit.
 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 details of public lighting arrangements be submitted to and approved by County Council so as to provide street lighting to the standard required by the County Council.
 8. That all public services to the proposed development, including electrical, gas telephone cables be located underground throughout the entire site.
 9. That the requirements of the Fire Prevention Officer, County, be strictly adhered to and complied with in the development.
 10. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
 11. The Developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.

Contd/Over...

1. To prevent unauthorized development
2. To prevent unauthorized development
3. To protect the amenities of the area.
4. In the interest of amenity and public safety.
5. In the interest of amenity and
6. In the interest of public safety and the avoidance of fire hazard.
7. In order to comply with the Sanitary Services Act, 1974-1984.
8. In the interest of the proper planning and development of the area.

E. Yuck
For Principal Officer.

DUBLIN COUNTY COUNCIL

P/55278A

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 **P/509/76, 21/3/78**
Number and Date

Register Reference No. **N. 2470**

Planning Control No. **9754**

Application Received on **22/1/78**
24/1/78, 2/2/78

Applicant **Sylvan Homes Limited.**

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

Vertical house types on sites 31/44, Cremorne, Fishhouse Road, Tallaght.

CONDITIONS

1. That existing mature trees and landscape features be maintained as far as practicable and any additional landscaping or tree removal proposals must be with the approval of the County Council. The details of the proposed landscaping and the works programme must be submitted to and approved by the County Council.
2. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
3. That the areas shown as open space and play areas be reserved as public open space and levelled, silted and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASONS FOR CONDITIONS

1. In the interest of visual amenity.
2. In order to comply with the Sanitary Services Acts, 1875-1984.
3. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

P. Tuck
for Principal Officer

Date:

12 MAY 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