

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9798	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K. 2711								
1. LOCATION	"Cremore" ^N , Firhouse Road, Templeogue, Dublin, 14.										
2. PROPOSAL	Housing development.										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 9th November, 1976	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th></tr> <tr> <th>(a) Requested</th><th>(b) Received</th></tr> <tr> <td>1.</td><td>1.</td></tr> <tr> <td>2.</td><td>2.</td></tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1.	1.	2.	2.
Date Further Particulars											
(a) Requested	(b) Received										
1.	1.										
2.	2.										
4. SUBMITTED BY	Name Sylvan Homes Limited, Address 7, Lr. Fitzwilliam St., Dublin, 2.										
5. APPLICANT	Name Sylvan Homes Limited, Address 7, Lr. Fitzwilliam St., Dublin, 2.										
6. DECISION	O.C.M. No. P/37/77 Date 7/1/77		Notified 7th January, 1977 Effect To Grant Permission								
7. GRANT	O.C.M. No. P/411/77 Date 16/2/77		Notified 16th February, 1977 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 byRegistrar.									
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 **F/37/77, 7/1/77.**

Sylvan Homes Ltd.,

Register Reference No. **F.3711**

7, Lower Fitzwilliam Street,

Planning Control No. **9708**

Dublin 2.

Application Received on **9/11/76.**

Applicant: **Sylvan Homes Ltd.**

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

proposed housing development at "Cremore", Fixhouse 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. Before development commences, approval under the Building Bye-laws be obtained, and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £14,335 (fourteen thousand, three hundred and fifty five 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 on the site.
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, carparks, 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. (twelve thousand pounds) which shall be kept in force by the developer until such time as the roads, open space, carparks, 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, 1873-1954.
3. 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.
4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

on behalf of the Dublin County Council: **Contd. over/**

M. Keating
Senior Administrative Officer

Form 4

Date: **15th February, 1977.**

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.

4. (b) contd.

ledgment with the Council of an agreed 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) ledgment 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 ledgment in any case has been acknowledged in writing by the Council.

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 the 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, and telephone cables be located underground throughout the entire site.

9. That the requirements of the Fire Prevention Officer, if any, 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.

5. To prevent unauthorised development.

6. To protect the amenities of the area.

7. In the interest of amenity and public safety.

8. In the interest of amenity.

9. In the interest of public safety and the avoidance of fire hazard.

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

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

Contd./

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 Street,
Dublin 2.**

Applicant:

Sylvan Homes Ltd.

Decision Order
Number and Date

P/37/77, 7/1/77.

K.2711

Register Reference No.

9796

Planning Control No.

9/11/76.

Application Received on

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed housing development at "Cremora", Fichouse Road,

Conditions	Reasons for Conditions
12. 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.	12. In the interest of visual amenity.
13. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.	13. In order to comply with the Sanitary Services Acts, 1878-1964.
14. That the areas shown as open space and play area be reserved as public open space and levelled, soiled and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	14. In the interest of the proper planning and development of the area.
15. That screen walls not less than 6-feet high, be suitably capped and rendered, be erected at all necessary flank and corner locations so as to screen rear gardens from public view and around the boundaries of the land to be transferred to the Irish Hockey Union re planking and between houses Nos. 75 and 76. Details of proposed entrance to the Irish Hockey Union to be submitted to and approved by the County Council. Screen walls on sites Nos. 1, 5, 24, 30, to extend to the back of the foot-paths. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.	15. In the interest of the proper planning and development of the area.

Contd. Over/

on behalf of the Dublin County Council:

M. Keating
Senior Administrative Officer

15th February, 1977.

Form 4

Date:

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.

16. That the line of the proposed improved Knocklyon Road be set out on site and approved in writing by the Roads Department before any development commences.

17. That houses be set back a minimum of 40-ft. from the Knocklyon Road reservation line.

18. That vision splays to Roads Department requirements be provided at the access onto Fitzhouse Road.

19. 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.

20. That any necessary land required for road improvement purposes be reserved as such and kept free from building development. The improvement line boundaries for Fitzhouse Road must be set out and agreed with the Roads Engineer before any development work is commenced.

21. Prior to the commencement of development the developers to indicate the boundary treatment of the area between houses 75 and 76.

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

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

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

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

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

M. Keating
for Senior Administrative Officer.