

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9798	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.233
1. LOCATION	"Charlville " Firhouse Road, Templeogue, Dublin, 14. S		
2. PROPOSAL	Residential development		
3. TYPE & DATE OF APPLICATION	TYPE A.	Date Received 5/2/76	Date Further Particulars (a) Requested 1.26/3/76..... 2.18/6/76..... (b) Received 1.20/4/76..... 2.5/7/76.....
4. SUBMITTED BY	Name Sylvan Homes Limited, Address 7, Lr. Fitzwilliam Street, Dublin, 2.		
5. APPLICANT	Name Do., Address		
6. DECISION	O.C.M. No. P/2909/76 Date 3/9/76		Notified 3rd September, 1976 Effect To Grant Approval
7. GRANT	O.C.M. No. P/91/77 Date 14/1/77		Notified 14th January, 1977 Effect Approval Granted
8. APPEAL	Notified 30/9/76 Type 3rd Party		Decision APPEAL WITHDRAWN 12/1/77 Effect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.....	

P/91/77

DUBLIN COUNTY COUNCIL

16-2951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Sylvan Homes Ltd.,

7, Lt. Fitzwilliam St.,

Dublin 2.

Applicant: Sylvan Homes Ltd.

Decision Order

Number and Date *P/2809/76 - 3/9/76*

Register Reference No. *K.233*

Planning Control No. *8979/8708*

Application Received on *2/2/76*

Addit. info. rec'd: *20/4/76*

Fur. info. rec'd: *5/7/76*

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

Proposed residential development at "Trenchmore", Off Fitzhugh 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 £14,355 (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, car-parks, sewers, watermain 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, car-parks, sewers, watermain and drains are taken in-charge by the Council.

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. 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.

Continued/overleaf.....

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date: 14th January, 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.

Continued/4.

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(b) Lodgement 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) 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 ~~either~~ *any* case has been acknowledged in writing by the Council.

5. That each dwelling house 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 Co. 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 dwelling house be occupied until all the services have been connected thereto and are operational.

5. To prevent unauthorized development.

6. To protect the amenities of the area.

7. In the interest of amenity and public safety.

dev-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.

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DUBLIN COUNTY COUNCIL

42951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Approval
Notification of Grant of ~~Permission~~ *Approval*
Local Government (Planning and Development) Act, 1963
xxxxxxx

To:

Decision Order

P/2909/76 - 3/9/76

Number and Date

Sylvan Homes Ltd.,

Register Reference No.

K.233

7 Lr. Fitzwilliam St.,

Planning Control No.

8978/8798

Dublin 2.

Application Received on

8/2/76

Applicant: Sylvan Homes Ltd.

Adopt. L.A. No. 10081

30/4/76

For info, rec'd

5/7/76

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

Proposed residential development at "Cremorne", Off Firhouse Road.

Conditions

Reasons for Conditions

11. The developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.
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.
13. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
14. That the areas shown as open space and play area be reserved as public open space and levelled, seeded, and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
15. That screen walls not less than 6ft. high suitably copped and rendered be erected at all necessary end flank and corner 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.
16. That access for construction traffic be via the right-of-way shown on the lodged plans.

11. In the interest of the proper planning and development of the area.
12. In the interest of visual amenity.
13. In order to comply with the Sanitary Services Acts, 1872-1964.
14. In the interest of the proper planning and development of the area.
15. In the interest of the proper planning and development of the area.
16. To protect the amenities of the area.

Continued/overleaf.

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date:

14th January, 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.

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

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

19. That the turning bay in front of house No. 1 be increased to 14m x 6m.

20. That no house be occupied until the developers have satisfied the Council that they are in full possession of the lands necessary for the provision of proper road access to Fishhouse Road.

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

for Senior Administrative Officer.