

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 12128	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE H. 1447								
1. LOCATION	Kingswood, Ballymount Road, Naas Road, Co. Dublin.										
2. PROPOSAL	Res. development - 1072 houses, open space, schools, church shops etc.										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 1st July, 1975	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%; text-align: center;">(a) Requested</th> <th style="width: 50%; text-align: center;">(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. _____
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1. _____	1. _____										
2. _____	2. _____										
4. SUBMITTED BY	Name Shesgreen Keaney and Partners, Address 39, Upr. Fitzwilliam St., Dublin, 2.										
5. APPLICANT	Name Sylvan Homes Limited, Address										
6. DECISION	O.C.M. No. P/2626/75 Date 29/8/75	Notified 29th Aug., 1975 Effect To Grant Permission									
7. GRANT	O.C.M. No. P/3154/75 Date 10.10.75	Notified 10th October, 1975 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										

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

8/3154/75

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

To : **Shengreen, Keeney, & Partners,**
Architects,
39 Upper Fitzwilliam Street,
Dublin 2.
Sylvan House Ltd.

Decision Order
Number and Date..... **H. 1437**
Register Reference No..... **12128**
Planning Control No..... **7/7/75**
Application Received on.....

Applicant :

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed residential community at Kingwood, Ballymount Road,
Winn 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.	(1) To ensure that the development be in accordance with the permission and that effective control be maintained.
(2) That all development east of the areas marked "Future Housing", "Primary School" "Open space" and reserved site, be excluded from this permission.	(2) Having regard to the state of infrastructure in the area (this includes roads, sewers, water and surface water drainage, residential services etc,) this portion of the proposed development is premature at present.
(3) That houses in Sector Cg Nos 1-8 shall be omitted from the development.	(3) To prevent frontal development and direct access onto District Distributor A.
(4) That houses in Sector Cj - Nos 53-56 shall be omitted from the development and the area of the sites added to the open space.	(4) To complement the proposed open space and to facilitate the planting of trees as indicated.
(5) That the central area of open space east of Sector B shall be increased to not less than 12 (twelve) acres; this area to	(5) In the interest of the proper planning and development and so that the development shall accord with

for "temporary corner shop" or equivalent facilities pending provision of Neighbourhood Centre - the developer to consult with and obtain approval from the Planning Department.

(8) That the District Distributor A shall not be constructed beyond "Reserved Site" until it is required to serve development beyond Sectors A.B.C.

(9) That the portion of the Primary Road No. 1 (as described on the lodged plan) lying within the boundary of the applicant's lands shall be constructed by the applicant developer to design and alignment to be specified by the Council's Road Engineer, but in any event, the carriageway shall not be less than 30-feet, within a 100-ft reservation to be ceded to the Council.

(10) That a temporary access shall be provided from Sector C of the development to the Primary School, and the location of this access shall be consequent on consultation and agreement with the Council.

(11) That the lands required for the road junction with Belgard Road be ceded to the Council prior to commencement of development on the site.

(12) That any revised layout submitted in respect of the excluded development (c.f. condition 2) shall conform to the Action Plan for the area, and the total no. of houses in the overall development shall not exceed 1,000, (one thousand).

proper planning and development of the area.

(8) So as not to induce traffic onto the eastern end of the existing public road - Sallymount Lane - which is inadequate to carry out such induced traffic.

(9) In the interest of the proper planning and development of the area.

(10) In the interest of the proper planning and development of the area.

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

(12) In the interest of the proper planning and development of the area.

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DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

XXXXXX

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

To :
Sheegreen, Kearney, & Partners,
Architects,
39 Upper Fitzwilliam Street,
Dublin 2.
Sylvan House Limited.

Decision Order ***P/2526/75** **25/5/75**
Number and Date **H. 1447**

Register Reference No. **12128**

Planning Control No. **1/7/75**

Application Received on

Applicant :

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

**Proposed residential community at Kingwood, Ballymount Road, Nass
Road.**

Conditions	Reasons for Conditions
(13) That in the event of provision for a system of district heating by oil or gas, satisfactory proposals for the location, protection and screening of the necessary compounds should be lodged with and approved by the Council before commencement of development.	(13) In the interest of the proper planning and development of the area.
(14) That in the event of a communal television aerial being provided for the development, the location for this should be agreed with the Council before development commences.	(14) In the interest of amenity.
(15) That the applicants shall consult with the E.S.B. with regard to the provision of substations and the location of these shall be agreed with the Council before development commences.	(15) In the interest of the proper planning and development of the area.
(16) That not more than 200 houses shall be constructed in any one year, save with the agreement of the Council's Sanitary Services Department.	(16) So that the rate of construction shall be related to the availability of necessary infrastructure and services
(17) That no houses be occupied until full services are available and have been connected to it.	(17) In the interest of the proper planning and development and in order to comply with the Sanitary Services Acts, 1878-1954.
(18) Approval under the Building Bye-laws to be obtained, and all conditions of that approval to be observed in the development.	(18) In order to comply with the Sanitary Services Acts, 1878-1954.
(19) That the areas shown as open space	(19) In the interest of the

on behalf of the Dublin County Council :

For.

M. Meath
Senior Administrative Officer

Form 4

Date : 10th October, 1975

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.

and play area be reserved as public open space and levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

proper planning and development of the area.

(20) That a suitable play-lot be provided for in the course of the development.

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

(21) 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.

(21) To protect the amenities of the area.

(22) That all public services to the proposed development, including electrical, communal television, and telephone cables and equipment be located underground throughout the entire site.

(22) In the interest of amenity.

(23) That screen walls not less than six feet high suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view.

(23) In the interest of visual amenity.

(24) That details of the proposed 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.

(24) In the interests of amenity and public safety.

(25) That the rights of way for foul sewer and surface water drains shown on the plans lodged with this application be legally protected for the Council for any access necessary for maintenance, repair, replacement etc. and that the applicant shall comply with any other requirements of the Council's Sanitary Services Engineer in regard to the development.

(25) In the interest of the proper planning and development of the area.

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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 : **Shangreen, Healy & Partners,**
Architects,
39 Upper Fitzwilliam Street,
Dublin 2.

Decision Order * **P/2625/75, 29/8/75**
Number and Date **N. 1447**

Register Reference No. **12128**

Planning Control No. **1/7/75**

Application Received on **1/7/75**

Applicant : **Sylvan Homes Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed residential community at Kingwood, Ballymount Road, Near Road.

Conditions	Reasons for Conditions
(26) That any necessary land required for the Council's future road proposals in the area shall be reserved as such and shall be set out and agreed on site where necessary with the Council's Roads Department, No. 6, Parnell Square, Dublin 1.	(26) In the interest of the proper planning and development of the area.
(27) That a financial contribution in the sum of £210,750, (two hundred and ten thousand, seven hundred and fifty pounds) (calculated as 140.5 acres at £1,500 p.a.) 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.	(27) The provision of such services by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
(28) 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 Responsible Local Authority of Roads, open space, car-parks sewers, watermains, or drains has been given by:- (a) Lodgement with the Council of an approved Insurance Co. Bond in the sum of £45,000 (forty five thousand pounds) ex. (b) Lodgement with the Council of an agreed sum to be applied by the Council at its	(28) To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.

Continued/....

on behalf of the Dublin County Council :

For:

Mr. Healy
Senior Administrative Officer

Form 4

Date : 10th October, 1975

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) Ledgeant with the Council 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 ledgeant in either case has been acknowledged in writing by the Council.

(29) The developer shall maintain all roads and services in the estate in a proper condition until taken over by the Council.

(30) That the system of landscaping and planting details on drawing No. 293/28 lodged with this application be fully implemented in the development.

(31) That the developer shall as undertaken in their letter 14/8/1975 construct the entire foul sewer as far as the County Council Foul Sewer Manhole at Ballymount Cross without cost to the County Council.

(32) That the surface water sewer shall be constructed in accordance with the layout shown on drawing No. 293/26A submitted to the Sanitary Services Department and shall be constructed in accordance with the requirements of the Sanitary Services Department.

(29) In the interest of the proper planning and development of the area.

(30) In the interest of the proper planning and development of the area.

(31) In order that the development shall be carried out in accordance with the developers undertakings to the Council in relation to permission for this development as given at the meeting with the Council representatives on August, 14th 1975, and per their Architect's letter of August, 14th 1975.

(32) In order to comply with the Sanitary Services Acts, 1878-1964.

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DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

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

To :
Sheegreen, Keavney & Partners,
Architects,
39 Upper Fitzwilliam Street,
Dublin 2.

Decision Order *P/2626/75; 29/8/75
Number and Date

Register Reference No. H. 1447
12128

Planning Control No. 1/7/75

Application Received on

Sylvan Homes Limited.

Applicant :

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions. XXXXX
Proposed residential community at Kingwood, Ballymount Road, Naas Road.

Conditions

Reasons for Conditions

Note: The developers are advised that the Council's Sanitary Services Department have no objection to the proposed temporary outfall subject to an undertaking in writing by the developers to indemnify the Council against any claims which may arise as a result of flooding.

(33) That the watermain layout ^{to} serve Sectors A, B, & C of this development shall be constructed as per drawing No. 293/30 submitted to the Sanitary Services Department on 13th August, 1975, and in accordance with the requirements of the Sanitary Services Section.

(33) In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council : for

M. Keating
Senior Administrative Officer

Form 4

Date : 10th October, 1975

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.