

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16839	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.1071
1. LOCATION	20, St. Brendan's Crescent, Walkinstown, Dublin, 12		
2. PROPOSAL	Extension to rere		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 19th May, 1975	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Mr. Patrick Place, Address 20, St. Brendan's Cr., W/Town, Dublin, 12		
5. APPLICANT	Name As above. Address		
6. DECISION	O.C.M. No. P/1584/75 Date 3/6/75	Notified 5/6/75 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/2123/75 Date 16/7/75	Notified 16/7/75 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.....	

P/2693/75

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 : **Sheargreen, Keaney & Partners,**
39 Upper Fitzwilliam Street,
Dublin 2.

Decision Order **P/1992/75 - 17th July, '75**
Number and Date **E.1072**

Register Reference No. **11006**

Planning Control No. **19th May, 1975.**

Application Received on **19th May, 1975.**

Applicant : **Sylvan Homes Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 54 No. houses at Ardglass, Sandyford road, Dundrum, Dublin 14.

Conditions	Reasons for Conditions
<p>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.</p> <p>2. Approval under the Building Bye-laws to be obtained and all conditions of that approval to be observed, in the development.</p> <p>3. That each house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £13,500 (thirteen thousand, five hundred pounds) be paid by the proposer to the Dublin Co. 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.</p> <p>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, carparks, sewers, watermain or drains has been given by:-</p> <p>(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £5,000 (five thousand pounds) which shall be kept in force by the developer until such time as the roads, open space, carparks, sewers, watermain and drains are taken-in-charge by the Council /or/</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. To achieve a satisfactory standard of development.</p> <p>3. To prevent unauthorised development.</p> <p>4. The provision of such services in the area by the Council facilitates the development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p> <p>5. To ensure (that) that a ready sanction may be available to the Council.</p>

Continued/.....

1/1 of the Dublin County Council

M. Keen
for Senior Administrative Officer

Form 4

Date : **4th September, 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.

Conditions:

5 (b) Lodgment 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; and such lodgment in either case has been acknowledged in either writing by the Council.

(c) Lodgment 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 lodgment in either case has been acknowledged in writing by the Council.

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

8. 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.

9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational particularly with respect to drainage which is to be improved shortly in the area by the Council.

10. That screen walls not less than 6' high, suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view.

Reasons for Conditions:

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of (public) amenity and public safety.

9. In the interest of the proper planning and development of the area and to comply with the Sanitary Services Acts, 1878-1964.

10. In the interest of visual amenity at corner plots viz: Nos. (1), (33), (36), (39), rear of 33-36 and side of (7) and (8) to play area.

CONTINUED/

M. Keat
For Senior Administrative Officer.