

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 1996	
1. LOCATION	Ballymount Road, Kingswood Height Est., Clondalkin, S			
2. PROPOSAL	7 No. dwellings,			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Sylvan Homes Ltd., Address 7, Lower Fitzwilliam St., Dublin			
5. APPLICANT	Name Aneste Trust Address			
6. DECISION	O.C.M. No. PA/3195/82		Notified 23rd Dec., 1982	
	Date 23rd Dec., 1982		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/24/83		Notified 31st Jan., 1983	
	Date 31st Jan., 1983		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 5139 - Section 35			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				

Prepared by

 Checked by

Copy issued by Registrar.
 Date
 Co. Accts. Receipt No

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL

Ref. ENF 5139
Date: 21/8/89

Administrative Officer
Registry Section
Planning Department
Dublin County Council:

RE: Reg. Ref. No. XA 1996
Kingwood

A ~~Warning~~/Enforcement Notice (Section 35), has been served
on the above lands. Please amend statutory Planning
Register if necessary.

Details are in Part III.

G. E. Webb
Staff Officer
Enforcement Section:

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act, 1963-1982

To: Sylvan Homes Ltd.,
7, Lower Fitzwilliam St.,
Dublin 2.

Decision Order Number and Date PA/3195/82, 23/12/82
Register Reference No. XA.1996
Planning Control No. 11946
Application Received on 27/10/82

Applicant Anato Trust

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

Proposed seven houses with access to Ballymont Road, Clendalkin.

CONDITIONS	REASONS FOR 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That ^{each} the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£5,000.</u> 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. 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.

(Contd)

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

31 JAN 1983

IMPORTANT: Turn overleaf for further information.

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

REASONS FOR CONDITIONS

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, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£5,000.**

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

(b) Lodgement with the Council of ~~cash sum of~~ ^{Or/} **£5,000.** 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.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body 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 case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(Contd. ...)

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PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

~~XXXXXX~~ 1963-1982

To: **Sylvan Homes Ltd.,**
7, Lever Fitzwilliam St.,
Dublin 2.

Decision Order
Number and Date **PA/3195/82, 23/12/'82**

Register Reference No. **KA.1996**

Planning Control No. **11946**

Application Received on **27/10/'82**

Applicant **Anesta Trust**

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

~~XXXXXX~~

Proposed seven houses with access to Ballymount Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>6. That the water supply and drainage arrangements be strictly in accordance with the requirements of the Sanitary Services Department.</p> <p>7. That all external finishes including the roof harmonise in colour and texture with the existing adjoining developments.</p> <p>8. The developer shall be responsible for the construction and completion of all necessary kerbs, verges, paths and public lighting on both sides of the section of Ballymount Road where it adjoins the site. This work to be completed in accordance with the requirements of the Council.</p> <p>9. That the flank windows at first floor level be of opaque glazing.</p> <p>10. That rear garden depths be not less than 35ft.</p> <p>11. That screen walls not less than 2.3metres in height shown on the plans be constructed in block work or similar durable materials suitably capped and latex rendered, be provided at the necessary locations in order to screen rear and side gardens from public view. The specific details and locations of these screen boundary walls are to be fully discussed and agreed with the County Council before construction. The above proposals should in addition provide for the splaying of the screen wall to the proposed houses onto the existing road in order to provide for satisfactory vision splays to entrance driveways.</p>	<p>6. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>7. In the interest of visual amenity.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of amenity.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In the interest of visual amenity.</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

31 JAN 1983

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

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

13. 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.

14. Prior to commencement of development the developer shall pay to Dublin County Council a sum of £3,500. (three thousand five hundred pounds) in lieu of the provision of public open space in this development, towards the development of open space in the area.

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

13. In the interest of amenity.

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

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