

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1406
1. LOCATION	Kingswood Heights Estate		
2. PROPOSAL	16 Houses with access to Sylvan Drive, and two bungalows with access to Sylvan Avenue		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 22.7.82	Date Further Particulars (a) Requested
			(b) Received
			1. Time ext. up to & incl., 6/10/82
			2.
4. SUBMITTED BY	Name Sylvan Homes Ltd.,		
	Address 7 Lower Fitzwilliam Street, Dublin 2		
5. APPLICANT	Name Sylvan Homes Ltd.,		
	Address		
6. DECISION	O.C.M. No. PA/2493/82		Notified 6th Oct., 1982
	Date 6th Oct, 1982		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/725/82		Notified 18th Nov., 1982
	Date 18th Nov., 1982		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		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

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) Acts, ~~1963-1982~~ 1963-1982.

To: **Sylvan Homes Limited,**
7 Lower Fitzwilliam Street,
DUBLIN 2.

Decision Order **PA/2493/82** **6.10.82**
Number and Date
Register Reference No. **XA 1406**
Planning Control No.
Application Received on **22.7.82**
6.10.82

Applicant **Owenabus Limited.**

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

16 houses with access to Sylvan Drive and two bungalows with access to Sylvan Avenue, Kingwood Heights Estate.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 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. 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. That the proposed house be used as a single dwelling unit. That a financial contribution in the sum of £9,440.00 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. 	<ol style="list-style-type: none"> To ensure that the development shall be in accordance with the permission and that effective control be maintained. In order to comply with the Sanitary Services Acts, 1878 - 1964. To prevent unauthorised development. 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

8 NOV 1982

Date:

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

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 **£15,000.00**

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.

Or/

- (b) Lodgment with the Council of **cash of £5,000.00** 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) Lodgment 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 lodgment 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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DUBLIN 2.

Decision Order **PA/2493/82** **6.10.82**
Number and Date
Register Reference No. **XA 1406**
Planning Control No.

Applicant **Owenabus Limited**

Application Received on **22.7.82**
Time ext. up to **6.10.82**

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

16 houses with access to Sylvan Drive and two bungalows with access to Sylvan Ave.,
Kingswood Heights Estate.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p>	<p>6. To protect the amenities of the area.</p>
<p>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p>	<p>7. In the interest of amenity.</p>
<p>8. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.</p>	<p>8. In the interest of amenity and public safety</p>
<p>9. That no dwellinghouse be occupied until all the services have</p>	<p>9. In the interest of the proper planning and development of the area.</p>
<p>10. That the area immediately north east of and adjoining site no. 10 be reserved as public That the area shown as open space be 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.</p>	<p>10. In the interest of the proper planning and development of the area.</p>
<p>11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>11. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

18 NOV 1982

Date:

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.

DUBLIN COUNTY COUNCIL

P/7.25.182

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
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To: **Sylvan Homes Limited,**
7 Lower Fitzwilliam Street,
DUBLIN 1.

Decision Order **PA/2493/82** **6.10.82**
Number and Date

Register Reference No. **KA 1406**

Planning Control No.

Application Received on **22.7.82**
Time sat. up to **6.10.82**

Applicant **Owenabus Limited**

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

16 houses with access to Sylvan Drive and two bungalows with access to Sylvan Ave.,
Kingswood Heights Estate.

CONDITIONS

REASONS FOR CONDITIONS

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, telephone cables and equipment, be located underground throughout the entire site.
8. That public lighting be provided as each street is occupied in accordance with a scheme to be 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 to the site.
10. ~~That the area immediately north east of and adjoining site no. 16 be reserved as public~~
That the area shown as open space be 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.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety
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 order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

18 NOV 1982

Date:

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CONDITIONS

REASONS FOR CONDITIONS

12. That all watermain tapings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

13. 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.

14. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary 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 the rear screen walls are erected. Timber fencing is not acceptable. The rear screen walls adjoining Kingwood Ave. and Sylvan Drive are to be not less than 2½ metres in height.

15. Rear garden depths are to be not less than 33ft. in length and the rear garden adjoining Kingwood Ave/Sylvan Drive are to be not less than 40ft.

16. The site proposed for community purposes at the north east side of the estate access road adjoining site no. 1 is to be reserved as such.

17. A comprehensive landscape plan for the public open space, and estate roads is to be submitted and agreed with the Council's Parks Department prior to the commencement of development.

12. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.

13. the interest of the proper planning and development of the area.

14. In the interest of visual amenity.

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

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

17. In the interest of amenity.

AK

XA 1406

21st September, 1982.

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

Re: Proposed 16 houses with access to Sylvan Drive and
two bungalows with access to Sylvan Avenue, Kingswood
Heights Estate, Tallaght for Owenabus Ltd.

Dear Sirs,

With reference to your planning application received here on 22nd July, 1982, (letter for extension period received 21st September, 1982), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Acts, 1963, as amended by Section 39(f) of the Local Government (Planning and Development) Act, 1986, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 6th October, 1982.

Yours faithfully,


Principal Officer.