

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.861
1. LOCATION	Forest Lawn with access to Forest Close, Kingswood Heights Estate S		
2. PROPOSAL	30 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 5.5.82	Date Further Particulars
			(a) Requested 1. Time ext. up to & incl. 24/10/82 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Sylvan Homes Ltd., Address 7 Lower Fitzwilliam Street, Dublin 2.		
5. APPLICANT	Name <i>Overvalve Ltd</i> Address		
6. DECISION	O.C.M. No. PA/2813/82		Notified 11th Nov., 1982
	Date 10th Nov., 1982		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/790/82		Notified 22nd Dec., 1982
	Date 22nd Dec., 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		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

J. McConville,
85 Monastery Drive,
Clondalkin,
Dublin 22.

XA.861

10th August, 1984.

RE: Proposed 30 houses at Forest Lawn, with access to Forest Close,
Kingswood Heights Estate, for Owenabue Limited.

Dear Sir,

I refer to your submission received on 5th June, 1984, to comply with condition no. 19 of decision to grant permission by Order No. PA/2813/82, dated 10/11/82, in connection with the above.

In this regard, I wish to inform you that the submission is satisfactory subject to all works being carried out by the 31st December, 1984.

Yours faithfully,



for Principal Officer.

XA 861

7th June, 1983.

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

Re: Proposed 30 houses on Forest Lawn, with access to
Forest Close, Kingswood Heights Estate for *Owena*
One Ltd.

Dear Sirs,

I refer to your submission received on 9th March, 1983, to comply with conditions 15 and 17 of decision to grant permission by Order No. PA/2813/82, dated 10/11/82, in connection with the above.

In this regard I wish to inform you that the submission is satisfactory and complies with these conditions.

Yours faithfully,


for Principal Officer.

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 & 1976

To: **Sylvan Homes Ltd.,**
1 Lr. Fitzwilliam St.,
Dublin 2.
Applicant **Owenabue Limited.**

Decision Order Number and Date **PA/2513/82 10/11/82**
Register Reference No. **XA 861**
Planning Control No. **3/5/82**
Application Received on **Time ext. up to 14/10/82**
Nat. Contra. Notice 13/10/82

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

30 houses at Forest Lawn with access to Forest Close, Kingswood 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 £15,000. 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

22 DEC 1982

IMPORTANT: Turn overleaf for further information.

Date:

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

Tel. 724755(Ext. 262/264)

P/79.0/82

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

To: Sylvan Homes Ltd.,
7 Lx. Fitzwilliam St.,
Dublin 2.
Applicant Quenshaun Limited.

Decision Order Number and Date PA/2813/82 10/11/82
Register Reference No. XA 861
Planning Control No. 5/5/82
Application Received on 16/10/82
Time ext. up to 13/10/82
Nat. Contr. Notice 13/10/82

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

30 houses at Forest Lawn with access to Forest Close, Kingswood Heights Estate,

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 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>£15,400.</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:

22 DEC 1982

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

3. 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, watermainns or drains has been given by:
- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£24,000. (twenty four thousand pounds)** 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, watermainns and drains are taken-in-charge by the Council.
- Or/
- (b) Lodgement with the Council of **£15,000.** 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.
- Or/
- (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.

REASONS FOR CONDITIONS

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 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

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

Decision Order
Number and Date **PA/2813/82** **10/11/82**

Register Reference No. **XA 861**

Planning Control No.

Mat. Contra No. 13/10/82
Application Received on **17/5/82**

Time ext. up to 14/10/82

Applicant **Quanghuo Ltd.**

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

10 Houses at Forest Lawn with access to Forest Close, 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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. 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. or alternatively the developer may pay a sum of £300. per house to the Council prior to commencement of development to enable the Council to develop the open space.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.	In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd....)

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

for Principal Officer

22 DEC 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

12. That all watermain tappings 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 construction. Timber fencing is not acceptable.
15. That the sharp bend on the access road on the north-east corner of the site should be constructed in the form of a T-junction so as to provide ~~xxxxxx~~ for a more satisfactory alignment and should be constructed so that it will provide access to adjoining lands for a limited amount of development should such be necessary in the future. These junction details are to be the subject of consultation and agreement with the Roads Department before construction.
16. That the reservation boundaries for the Council's proposed major roads including the Western Parkway Route are to be set out and agreed on site with the Council's Roads Department prior to the commencement of construction of the proposed new estate access Road.
17. That details of the proposed main access from Forest Close, fully dimensioned, together with written evidence of the applicant's ownership and control, be submitted to and approved by the County Council before any constructional work is commenced. These details should also provide for any necessary accommodation works to the previously approved dwellings adjoining the new main access.

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. In 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 the proper planning and development of the area.

R.K.

Contd./.....

DUBLIN COUNTY COUNCIL

P. 7.9.0 / 82

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 & 1976

To:

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

Applicant

Owenahna Ltd.

A PERMISSION/APPROVAL has been granted for the development described in the following conditions.

Decision Order ~~XXXXXX~~ 1963-1982
Number and Date

Register Reference PA/2813/82 10/11/82

Planning Control No. XA 861

Application Received on
Time Ext. up to 14/10/82
5/5/82

~~Additional Information:~~
L.A.S. Control Notice 13/10/82

30 houses at Forest Lawn with access to Forest Close, Kingswood Heights Estate.

CONDITIONS

18. That the proposed turning bay at end at the southern boundary of the new estate road be extended along the entire frontage of house no. 30 so as to ensure adequate and safe access to the dwellinghouse proposed on site no. 30.
19. That a comprehensive tree planting scheme together with programme for such works, particularly with regard to the southern portion of the site be submitted to and approved by the County Council, before development commences.
20. That before development commences applicant agrees with the Sanitary Services Department of the Council on satisfactory arrangements for foul drainage and effluent disposal.

REASONS FOR CONDITIONS

18. In the interest of the proper planning and development of the area.
19. In the interest of amenity.
20. To ensure compliance with the Sanitary Services Acts 1878-1964.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

22 DEC 1982

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

XA 861

2nd July, 1982.

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

RE: Proposed 30 houses on Forest Lawn, with access to
Forest Close, Kingswood Heights, for Owenabue.

Dear Sir,

With reference to your planning application received here on 5th May, 1982, (letter for extension period received 2nd July, 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) Act, 1963 as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 14th October, 1982.

Yours faithfully,



for Principal Officer.