

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 112
1. LOCATION	Forest Drive, Kingswood Heights Est., Clondalkin, S		
2. PROPOSAL	15 houses,		
3. TYPE & DATE OF APPLICATION	TYPE P.....	Date Received 26th Jan., 1982.	Date Further Particulars (a) Requested (b) Received
			<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Sylvan Homes Ltd., Address 7, Lower Fitzwilliam St., Dublin 2.		
5. APPLICANT	Name as above, Address		
6. DECISION	O.C.M. No. PA/771/82		Notified 25th March, 1982
	Date 25th March, 1982		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/261/82		Notified 7th May, 1982
	Date 7th May, 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

FILE 261 / 82
CIL
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval under the Government (Planning and Development) Acts, 1963 & 1976

Decision Order
Number and Date ZA 112
Register Reference No. 11945
Planning Control No. 26/1/82.
Application Received on

Applicant
A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
..... **Finewood Heights, Estate, Clondalkin.**

Proposed 15 houses at Forest Drive, Kingwood Heights, Estate, Clondalkin.

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. To prevent unauthorised development. The provision of such services in the event of the Council will facilitate the proposed development. It is considered essential that the developer should contribute towards the cost of providing the services.
3. That the developer shall construct and maintain to the Council's standard for taking in charge, all roads, including footpaths, verges, public lighting, open space, car parks, sewers, water-mains or drains forming part of the development until taken in charge by the Council.	3. In the interest of the proper planning and development of the area.

(Contd)

(Contd . . .)

for Principal Officer - 7 MAY 1982

Date:

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.

CONDITIONS

REASONS FOR CONDITIONS

4.

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 ~~£5,000. (five thousand pounds only).~~

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) Lodgment with the Council of ~~a cash sum of £3,000.~~ 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) 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.

4. 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. ...)


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.,
7 Luc. Fitzwilliam St.,
Dublin 2.

Decision Order
Number and Date 24/7/82 25/3/82.

Register Reference No. LA 112

Planning Control No. 11545

Application Received on 24/1/82

Applicant Sylvan Homes Ltd.

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

Proposed 15 houses at Forest Drive, Kingwood Heights Estate, Clondalkin.

CONDITIONS

5. That each proposed house be used as a single dwelling unit.
6. That minimum gap between gables of 7'6" (2.3m) to be provided between pairs of dwellings for the full length of the gables throughout the development.
7. All driveways to have a minimum width of 8ft. over their full length.
8. That rear garden depth be not less than 35ft. in all cases.
9. 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.
10. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
11. 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.
12. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASONS FOR CONDITIONS

5. To prevent unauthorised development.
6. In the interest of the proper planning and development of the area.
7. In the interest of traffic safety.
8. In order to comply with the requirements of the Development Plan.
9. To protect the amenities of the area.
10. In the interest of amenity.
11. In the interest of amenity and public safety.
12. In the interest of the proper planning and development of the area.

Condit.....

Signed on behalf of the Dublin County Council:

for Principal Officer - 7 MAY 1982

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.

FUTURE PRINT

13. That special rear boundary walls, not less than 2.3m. in height of block or similar durable materials, rendered and capped to the Council's satisfaction, be provided to all of the sites proposed including Site No. 493.

14. That house no. 49C be omitted and the area reserved as public open space and levelled, sited and landscaped to the satisfaction of the County Council and to be available for use of residents on completion of their dwellings. The applicants are advised that whilst the public open space area referred to above was originally reserved as such under/Order P/190/77, dated 2/4/77, (Eng. Ref. E. 898) consideration would be given by the Council to a proposal to provide a site within the ownership of the applicants' suitable for use as an alternative public open space area or for future community facilities in lieu of the above requirement.

15. Double glazing is to be used in all windows facing the reservation of the proposed Rapid Rail Route.

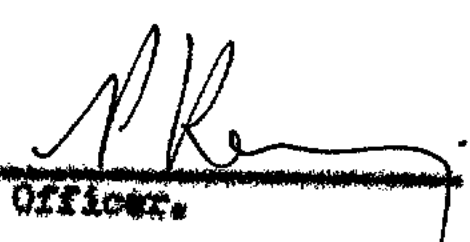
16. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the requirements of the County Council.

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

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

15. In the interest of amenity.

16. In order to comply with the Sanitary Services Acts, 1878-1964.


For Principal Officer.