

## COMHAIRLE CHONTAE ÁTHA CLIATH

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|-------------------------------|--|-------------------------------------|--|----------------------|
| File Reference                | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976<br>PLANNING REGISTER |                                     | REGISTER REFERENCE<br>TA 1597                          |                      |
| 1. LOCATION                   | Sites 1 - 42, Kingswood View, Belgard Road, Clondalkin,                          |                                     |  |                      |
| 2. PROPOSAL                   | Revision to approved layout,   |                                     |  |                      |
| 3. TYPE & DATE OF APPLICATION | TYPE   | Date Received                       | Date Further Particulars<br>(a) Requested (b) Received |                      |
|                               | P  | 14th August 1980                    | 1. ....<br>2. ....                                     | 1. ....<br>2. ....   |
| 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/1864/80                          | Notified   | 24th Sept., 1980     |
|                               | Date   | 19th Sept., 1980                    | Effect   | To grant permission, |
| 7. GRANT                      | O.C.M. No.   | PBD/669/80                          | Notified   | 7th Nov., 1980       |
|                               | Date   | 7th Nov., 1980                      | 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.                           |  |                                     |  |                      |
| 16.                           |  |                                     |  |                      |
| Prepared by .....             |  | Copy issued by.....Registrar.       |  |                      |
| Checked by .....              |  | Date.....                           |  |                      |
| Grid Ref.                     | O.S. Sheet   | Co. Accts. Receipt No.....          |  |                      |
|                               |  |                                     |  |                      |

# DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PbD/66.9/8.0.

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 Lower Fitzwilliam Street,  
Dublin 2.

Decision Order PA/1964/80: 19/9/80  
Number and Date TA 1537

Register Reference No. 12128/11413

Planning Control No. 14/8/80

Application Received on

Applicant Sylvan Homes Limited.

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

**Proposed revision to approved layout site 1-42 Kingswood View, Clonsilla.**

| CONDITIONS   | REASONS FOR CONDITIONS  |
|--|---|
| <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>That the proposed house be used as a single dwelling unit.</li> <li>That a financial contribution in the sum of <b>£6,150.</b> 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.</li> </ol> | <ol style="list-style-type: none"> <li>To ensure that the development shall be in accordance with the permission and that effective control be maintained.</li> <li>In order to comply with the Sanitary Services Acts, 1878 - 1964.</li> <li>To prevent unauthorised development.</li> <li>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.</li> </ol> |

(Contd ....)

Signed on behalf of the Dublin County Council:

for Principal Officer

7 NOV 1980

**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  |
|--|---|
| <p>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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of <b>£22,000. (twenty-two thousand pounds only)</b>.<br/>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.</p> <p>Or/<br/>(b) Lodgment with the Council of <b>cash sum of £14,000.</b> 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.</p> <p>Or/<br/>(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.<br/>and such lodgment in either case has been acknowledged in writing by the Council.</p> <p>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.</p> | <p>To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">(Contd. ...)</p> <p style="text-align: right;"><i>M. K.</i></p> <p style="text-align: right;"><b>For Principal Officer.</b></p> |

# DUBLIN COUNTY COUNCIL

PBD / 66.9 / 80.

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.,**

Decision Order  
Number and Date **PA/1864/80, 12/9/80**

**7 Lower Fitzwilliam Street,**

Register Reference No. **TA 1507**

**Dublin 2.**

Planning Control No. **12128/11413**

Application Received on **14/9/80**

Applicant **Sylvan Homes Limited.**

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

**Proposed revision to approved layout site 1-42 Kingwood View, Clontarf.**

| 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 been connected thereto and are operational.</p>   | <p>9. In the interest of the proper planning and development of the area.</p>  |
| <p>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.</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

**IMPORTANT: Turn overleaf for further information.**

Date:

7 NOV 1980

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  |
|--|---|
| <p>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.</p>  | <p>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.</p> |
| <p>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.</p>   | <p>13. In the interest of the proper planning and development of the area.</p>  |
| <p><del>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.</del></p>  | <p>14. In the interest of visual amenity.</p>   |
| <p>14. That flank screen walls not less than 2 metres in height in block or similar durable materials rendered and capped and finished to the requirements of the County Council be provided at the side of sites nos. 1, 37, and 42 so as to screen rear gardens from public view. That flank screen walls to side of site no. 1 be extended to meet the Council's road improvement line boundary. Similar flank screen walls are to be provided to the side of sites nos. 15 and 19 where they adjoin the way leave restriction area for the outfall sewer. Boundary walls in block or similar durable materials not less than 2½ metres in height above ground level are to be provided at the rear of sites nos. 1233 and at the rear of site nos. 34-37. Similar 2½ metres high boundary walls are to be provided at rear of sites nos. 38-42 suitably capped and rendered where they adjoin the existing Belgard Road frontage. The developers specific proposals for the provision of boundary walls and landscaped treatment to the existing of Esrynisk House where they adjoin the proposed new housing site are to be submitted to and approved by the Council before any construction works are put in hand.</p> | <p>(Cont.....)<br/> <i>P.K.</i><br/> for Principal Officer.</p>   |

# DUBLIN COUNTY COUNCIL <sup>2D/66.9/80</sup>

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
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IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

## Notification of Grant of Permission/Approval ~~xxx~~

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

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

Decision Order PA/2664/80 19/9/80  
Number and Date TA 1597  
Register Reference No. 12126/11413  
Planning Control No. 14/9/80  
Application Received on

Applicant Sylvan Homes Limited.

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

Proposed revision to approved layout site 142 Kingswood View, Clondalkin.

| CONDITIONS   | REASONS FOR CONDITIONS  |
|--|---|
| 15. The developers specific proposals for the boundary treatment including walls, hedging, fencing and landscaping to the open space boundary where it adjoins the existing Belgard Road, the new Belgard Road improvement scheme and the link road connection between these two roads are to be submitted and approved by the County Council before any construction works are put in hand. | 15. In the interest of the proper planning and development of the area. |
| 16. A comprehensive landscaping and programme for such works are to be submitted and approved by the County Council before commencement of construction on the site.   | 16. In the interest of the proper planning and development of the area. |
| 17. That sites nos. 34, 35, 36, 37, be provisionally excluded from the development pending clarification of any possible future arrangements that may become necessary in relation to the adjoining lands at the south boundary of the site and adjoining Carrynisk House.   | 17. In the interest of the proper planning and development of the area. |
| 18. That the right of way, wayleave reservation area between site nos. 18 and 19 be closed by means of lockable gates so as to ensure that pedestrian movements are prevented between the new housing estate and the new Belgard Road improvement scheme.  | 18. In the interest of the proper planning and development of the area. |
|  | (Cont.....)   |

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

for Principal Officer

7 NOV 1980

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