

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 786
1. LOCATION	Site 63, Cremorne, Firhouse Road, S.		
2. PROPOSAL	Revision to approved layout		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 25th April 1980	Date Further Particulars (a) Requested 1. Time extended up to and incl 2/7/80 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Sylvan Homes Ltd., Address 7, Lower Fitzwilliam St., Dublin 2.		
5. APPLICANT	Name Address as above.		
6. DECISION	O.C.M. No. PA/1378/80 Date 1st July 1980	Notified 1st July 1980 Effect To grant permission,	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 25th July 1980 Type 3rd Party	Decision Permission granted by An Bord Pleanála, Effect 25th Feb., 1981	
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

Checked by

Grid Ref.

O.S. Sheet

Copy issued by Registrar.

Date

Co. Accts. Receipt No.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: T.A. 786

APPEAL by Cremorne Residents Association care of Brian Morton and Company, Solicitors, Firhouse Inn Chambers, Firhouse, County Dublin against the decision made on the 1st day of July, 1980, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Sylvan Homes Limited of 7, Lower Fitzwilliam Street, Dublin for the erection of a house to a revised layout at site 63, Cremorne Estate, Firhouse in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said house in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions specified in the Second Schedule are complied with, it is not considered that the proposed development would have any adverse effects on the amenities of other property in the vicinity.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The carriageway width of the cul-de-sac fronting houses numbered 64 to 67, inclusive, extended as proposed, shall be not less than 7.3 metres and the width of the footpath flanking site 63 shall be not less than 1.9 metres. The works involved, including the provision of a turning bay at the end of the extended cul-de-sac and the provision of public lighting shall be carried out in accordance with the requirements of the planning authority.</p>	<p>1. In the interests of traffic safety and orderly development.</p>

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. The external finishes of the house shall match those of the adjoining houses.</p> <p>3. Details of the following shall be as agreed with the planning authority:-</p> <p>(a) the erection of screen walls on site 63, and</p> <p>(b) the provision of access to the house on the site, the access to be from the road described as "Road B", with no access to the site from the cul-de-sac road referred to in condition 1 above.</p>	<p>2. In the interests of visual amenity.</p> <p>3. In the interests of residential amenity and traffic safety.</p>

M. J. P. Smith

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 15th day of February, 1981.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Sylvan Homes Limited,**
7 Lur. Fitzwilliam Street,
Dublin 2.

Decision Order
Number and Date **PA/1378/80 1.7.80**

Register Reference No. **TA786**

Planning Control No. **9798**

Application Received on **25.4.80**
Time extended up to : 2.7.80

Applicant **Sylvan Homes Limited.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:-

revision to approved layout at site 63, Cremona, Firhouse Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission, that the development 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 be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 & 1964.
3. That the house be as a single dwelling unit.	3. To prevent unauthorised development.
4. That the <u>carriageway width</u> of the Cul-de-Sac fronting the houses Nos. 64 - 67 be not less than 24ft. and the footpath blanking onto site No. 63 be not less than 5ft. in width. That the revised cul-de-sac turning bay end be in accordance with the requirements of the County Council. Fully detailed dimensions and the applicants specific proposals for the completion of this cul-de-sac end together with any necessary lighting are to be submitted to and approved by the County Council.	4. In the interest of the proper planning and development of the area.
5. Specific details of the proposed screen walls to site No. 63 are to be submitted and approved by the County Council.	5. In the interest of the proper planning and development of the area.
6. Vehicular access to site No. 63 is to be provided in accordance with the requirements of the County Council. Entry is to be to	6. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **1st July 1980.**

IMPORTANT: Turn overleaf for further information.

Contd./.....

CONDITIONS

REASONS FOR CONDITIONS

Road B and not to the cul-de-sac portion of Road A.

7. That the external finishes be in conformity with the adjoining houses Nos. 53 ~~and~~ 62.

7. In the interest of visual amenity.


for Principal Officer

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-

An Bord Pleanala, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Reg. No. TA.786.

P.C. 9798

24th June, 1980.

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

Proposed revision to approved layout at site 63, Cremorne, Firhouse Road.

Dear Sirs,

With reference to your planning application received here on 25th April, 1980, (Letter for extension period, dated 23/6/80) 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 2nd July, 1980.

Yours faithfully,



for Principal Officer.