## COMHAIRLE CHONTAE ATHA CLIATH

| File Reference                   | LOCAL GOVERNMENT (PLANNING AN<br>DEVELOPMENT) ACT 1963 & 197<br>PLANNING REGISTER | ND REGISTER REFERENC<br>76<br>TA.782 |
|----------------------------------|-----------------------------------------------------------------------------------|--------------------------------------|
| I. LOCATION                      | Kingswood View, Belgard                                                           | Road, Cloudalkin, S.                 |
| 2. PROPOSAL                      | Housing Development,                                                              |                                      |
| 3. TYPE & DATE<br>OF APPLICATION |                                                                                   |                                      |
| 4. SUBMITTED BY                  | Name Sylvan Homes <sup>S</sup> Ltd.,<br>Address 7 Lr. Fitzwilliam St.,            | Dublin 2.                            |
| 5. APPLICANT                     | Name<br>AS ABOVE.<br>Address                                                      |                                      |
| 6. DECISION                      |                                                                                   | ect To grant permission,             |
| 7. GRANT                         |                                                                                   | ffect Permission Granted.            |
| 8. APPEAL                        | Notified                                                                          | cision<br>ect                        |
| 9. APPLICATION<br>SECTION 26 (3) |                                                                                   | ecision<br>ect                       |
| 10. COMPENSATION                 | Ref. in Compensation Register                                                     |                                      |
| II. ENFORCEMENT                  | Ref. in Enforcement Register                                                      |                                      |

| 12. PURCHASE<br>NOTICE       |            |                                  |
|------------------------------|------------|----------------------------------|
| 13. REVOCATION<br>or AMENDME |            |                                  |
| 14.                          |            |                                  |
| 15.                          |            |                                  |
| 16.                          |            |                                  |
| Prepared by                  |            | Copy issued byRegistrar.<br>Date |
| Grid Ref.                    | O.S. Sheet | Co. Accts. Receipt No.           |
|                              |            |                                  |
|                              |            |                                  |

| Ler. Fitzvillien Street,<br>wblin 2. Pla<br>Ap<br>icant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PLANNING DEPARTMENT<br>DUBLIN COUNTY COUNCIL<br>IRISH LIFE CENTRE<br>LOWER ABBEY STREET<br>DUBLIN 1<br>sion/Approvider<br>ment) Acts, 1963 & 1976<br>cision Order<br>mber and Date<br>gister Reference No.<br>12663<br>nning Control No.<br>plication Received on                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Local Government (Planning and Developm<br>ivition Homes Ltd., Development<br>Lec. Fitzwillion Strept, Reg<br>while 2. Plan<br>ficant Sylven Homes Ltd.<br>ERMISSION/APPROVAL has been granted for the development descri                                                                                                                                                                                                                                                                                                                                                                                                                                              | DUBLIN 1         sion/Approversity         ment) Acts, 1963 & 1976         cision Order         pair and Date         TA 782         gister Reference No.         12863         nning Control No.         plication Received on         ibed below subject to the undermentioned conditions.                                                                                                                                                              |
| Local Government (Planning and Developm         ivivan Homes Ltd.,       Developm         ivivan Homes Ltd.,       Developm         ivivan Homes Ltd.,       Planning         ivitan 2.       Planning         icant       Sylvan Homes Ltd.         Planning       Planning         icant       Sylvan Homes Ltd.         PERMISSION/APPROVAL has been granted for the development description                                                                                                                                                                                                                                                                        | ment) Acts, 1963 & 1976<br>cision Order <b>FA/1313/ED: 24/6/80</b><br>mber and Date <b>TA 782</b><br>gister Reference No. <b>12863</b><br>nning Control No. <b>25/4/60</b><br>plication Received on <b>25/4/60</b><br>ibed below subject to the undermentioned conditions.                                                                                                                                                                                |
| Local Government (Planning and Development<br>ivition Homes Ltd., Development<br>Left. Fitzwillien Strept, Reg<br>while 2. Plan<br>Sylvan Homes Ltd.<br>ERMISSION/APPROVAL has been granted for the development descri                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ment) Acts, 1963 & 1976<br>cision Order <b>FA/1313/ED: 24/6/80</b><br>mber and Date <b>TA 782</b><br>gister Reference No. <b>12863</b><br>nning Control No. <b>25/4/60</b><br>plication Received on <b>25/4/60</b><br>ibed below subject to the undermentioned conditions.                                                                                                                                                                                |
| Ler. Fitzellies Strept,<br>Res<br>Notin 2. Pla<br>Applicant Sylvan Hense Ltc.<br>ERMISSION/APPROVAL has been granted for the development descri                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | gister Reference No.<br>12863<br>nning Control No.<br>plication Received on<br>ibed below subject to the undermentioned conditions.                                                                                                                                                                                                                                                                                                                       |
| Fitzvillion Streat,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | gister Reference No.<br>12863<br>nning Control No.<br>plication Received on<br>ibed below subject to the undermentioned conditions.                                                                                                                                                                                                                                                                                                                       |
| Pla<br>Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | nning Control No                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | plication Received on                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sylvan Home Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ibed below subject to the undermentioned conditions.                                                                                                                                                                                                                                                                                                                                                                                                      |
| PERMISSION/APPROVAL has been granted for the development descri                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ·····                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | REASONS FOR CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <ul> <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 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; this contribution.</li> </ul> | <ul> <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</li> </ul> |

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| CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                    | REASONS FOR CONDITIONS                                                                                                                                  |
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| That no development under any permission granted pursuant to<br>this decision be commenced until security for the provision and<br>satisfactory completion of services including maintenance until<br>taken-in-charge by the Local Authority of roads, open space,<br>carparks, sewers, watermains or drains has been given by:                                                                                                               | To ensure that a ready sanction may be<br>available to the Council to induce the provision<br>of services and prevent disamenity in the<br>development. |
| <ul> <li>(a) Lodgment with the Council of an approved Insurance<br/>Company Bond in the sum of <b>122,000.</b> (twenty-two<br/>housend pounds).</li> <li>which shall be renewed by the developer from time to time<br/>as required during the course of the development and kept<br/>in force by him until such time as the roads, open space,<br/>carparks, sewers, watermains and drains are taken-in-charge<br/>by the Council.</li> </ul> |                                                                                                                                                         |
| (b) Lodgement with the Council of the sum of the DOD<br>to be applied by the Council at its absolute discretion, if<br>such services are not duly provided to its satisfaction on the<br>provision and completion of such services to standard<br>specification.                                                                                                                                                                              |                                                                                                                                                         |
| (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<br>writing by the Council.<br>Note: When development has been completed, the Council may<br>pursue the Bond to secure completion of the works required to<br>bring the estate up to the standard for taking-in-charge.                                                                                                                                                             |                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                               | Por Principal Officer.                                                                                                                                  |
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| 1. 724755(Ext. 262/264)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DUBLIN COUNTY COUNCIL<br>IRISH LIFE CENTRE<br>LOWER ABBEY STREET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DUBLIN 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Notification of Grant of Pe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ermission/Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Local Government (Planning and Dev                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | elopment) Acts, 1963 & 1976                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Decision Order<br>Number and Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Sylvan Names Least                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Register Reference No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| T Lur. Fitzudliime Street,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Planning Control No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| DIDIAN Z.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 95/A/R0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Application Received on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| **                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ood View, Belgerd Read, Clondalkin,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | REASONS FOR CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| **                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | REASONS FOR CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CONDITIONS     That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining the spillage or deposit of clay.                                                                                                                                                                                                                                                                                                                                                                                                                    | REASONS FOR CONDITIONS         ent         ing         ing |
| <ul> <li>CONDITIONS</li> <li>That all necessary measures be taken by the contractor to preve<br/>the spillage or deposit of clay, rubble or other debris on adjoint<br/>roads during the course of the works.</li> <li>That all public services to the proposed development, includ<br/>electrical, telephone cables and equipment, be locat<br/>underground throughout the entire site.</li> <li>That public lighting be provided as each street is occupied<br/>accordance with a scheme to be approved by the County Cours<br/>so as to provide street lighting to the standard required by</li> </ul> | REASONS FOR CONDITIONS         ent       To protect the amenities of the area.         ing       To protect the amenities of the area.         ing       In the interest of amenity.         in       In the interest of amenity and public safety         the       In the interest of amenity and public safety                                                                                                                                                                                                                                                                                                                                                      |
| <ul> <li>CONDITIONS</li> <li>That all necessary measures be taken by the contractor to preve<br/>the spillage or deposit of clay, rubble or other debris on adjoint<br/>roads during the course of the works.</li> <li>That all public services to the proposed development, includ<br/>electrical, telephone cables and equipment, be locat<br/>underground throughout the entire site.</li> <li>That public lighting be provided as each street is occupied</li> </ul>                                                                                                                                  | REASONS FOR CONDITIONS         ent         ing         ing |

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| <ul> <li>chorination; be carried out by the County Council, Santary Services Department and that the cost thereof be paid to the County Council before any development commences.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>That an acceptable street naming and house numbering scheme be submitted to and approve on the proposed houses.</li> <li>That an acceptable street naming and house numbering scheme be submitted to an approve on the provided at the provided scheme be submitted to an approve on the scheme be submitted to an approve on the county 'Conner' before any construction. Timber tencing is not scheme be submitted to an approve and finished to the requirements of the County Counter the counties of the County Counter the count and provement lines then a scheme and paped and finished to the requirements of the County Counter the count is a scheme to be provided to the scheme for the scheme fills are to be provided at mean for the scheme is a scheme wills in block or similar further scheme is a scheme be and the scheme is a scheme be and the scheme is a scheme be and the scheme be and th</li></ul> | INS FOR CONDITIONS                                                                                                                                                                                          |
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| That an acceptable street naming and house numbering scheme be<br>submitted to and approved by the County Council before any<br>constructional work takes place on the proposed houses.<br>Machine and the proposed and rendered be provided machine<br>the accessory locations so as to screen test defendences between and the provided machine<br>design and the provided machine and the provided machine<br>machine and the provided machine and the provided to<br>the side of site nos. 1 he schemicary.<br>Similar flerk screen wells are to be provided to<br>the side of sites nos. 16 and 17 where the<br>substance and substant the provided to<br>the side of sites nos. 16 and 17 where they<br>scifial move Roundary wells in block or similar<br>durable materials not isse then 25 weres in<br>height above proved level are to be provided to<br>the side of sites nos. 1-28 and atthe of site<br>nos. 29-33. Similar 24 metres high boundary wells<br>are to be provided at mean of sites nos. 34-38<br>suitebly scoped and rendered where they adjoin<br>the scifing Belgerd Read from tage. The developers<br>specific proposites for the provide of boundary wells                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | with public health requirements an<br>equate standards of workmanshi<br>vision of these services by the<br>incil will facilitate the propose<br>, it is considered reasonable the<br>hould recoup the cost. |
| The base and the base of a second state of the second state of a s           | rest of the proper planning ar of the area.                                                                                                                                                                 |
| That flack screan wells not less then 2 metres<br>in height is block or similar durable meterials<br>mendered and capped and finished to the require-<br>ments of the County Council be provided at the<br>side of sits nos. 1, 33 and 38 so has to screan<br>rear gardens from public view. That flack screan<br>wells to side of sits no. 1 be extended to meet<br>the Council's read improvement line beendary.<br>Similar flack screen wells are to be provided to<br>the side of sites nos. 16 and 17 where they<br>adjoin the way-leave restriction area for the<br>sufficient sever. Boundary wells in block or similar<br>durable materials not less then 25 metres in<br>height above pround level are to be provided at<br>the rear of sites nos. 1-28 and atthe of site<br>nos. 29-33. Similar 25 metres high boundary wells<br>are to be provided at mean of sites nos. 34-38<br>suitebly sepped and rendered where they adjoin<br>the existing Belgard Road frontege. The davelopers<br>spacific proposite for the provision of boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                             |
| walls and lendscaped traktment to the existing<br>boundaries of Gerrynisk House where they sojein                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | n Interatiof visual i                                                                                                                                                                                       |
| the proposed new housing alto are to be subsitted for<br>and approved by the Council before any construction<br>works are put in brock in the real and any construction<br>works are put in brock in the real and alter is a faiter in the second                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2 2 AUG 1980                                                                                                                                                                                                |

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|                     | DUBLIN COU                                                                                                                                                                                                                                                                                 | NTY CO                                                                                       |            | ANNING LARTMENT<br>UBLIN COUNTY COUNCIL                                  | F           |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------|-------------|
| Tel. 7247           | 1755(Ext. 262/264)                                                                                                                                                                                                                                                                         |                                                                                              | IR<br>LC   | UBLIN COUNTY COUNCIL<br>RISH LIFE CENTRE<br>OWER ABBEY STREET<br>UBLIN 1 | ţ           |
|                     | Notification of Grant<br>Local Government (Planning and                                                                                                                                                                                                                                    | t of Permission/Approval<br>nd Development) Acts, 19                                         | 63 & 1976  | ······································                                   | -ug<br>10-  |
| То: <b>Бу</b>       | Iven Homes Ltd.,                                                                                                                                                                                                                                                                           |                                                                                              |            | 1313/301 24/6/00<br>TA 782                                               |             |
| 71                  | Lur. Fitzulling Street,                                                                                                                                                                                                                                                                    | Register Referen                                                                             | ce No      |                                                                          |             |
| · · ·               |                                                                                                                                                                                                                                                                                            |                                                                                              |            | 12863                                                                    |             |
| Bylven Hones Ltd.   |                                                                                                                                                                                                                                                                                            |                                                                                              | •          |                                                                          |             |
| 1414944444          | )======================================                                                                                                                                                                                                                                                    |                                                                                              |            |                                                                          | -           |
| <b>. <u>4</u> *</b> | CONDITIONS<br>The developers appoints proposals for<br>boundary treatment including walls,<br>is adjaing the axisting Belgard Road<br>Belgard Road improvement scheme and<br>road connection between these two ro<br>be submitted and approved by the Council before any construction work | the the b<br>hedging, funcing a<br>ury where<br>i, the new<br>the link<br>acs are to<br>anty | mad pla    | uditions<br>the interestication prop<br>ming and development of<br>area. |             |
| 16.                 | into hende.<br>A comprehensive landscaping and prog<br>such works are to be submitted and a<br>by the County Council before comments<br>ponstruction on the site.                                                                                                                          | ppmvad                                                                                       | pla<br>the | the interest of the prop<br>eming and development of<br>a area.          | •           |
| 17.                 | That eite nos. 30, 31, 32 and 33 be<br>ally excluded from the development p<br>scarification of any possible future                                                                                                                                                                        |                                                                                              | pl         | the interest of the prop<br>siming and development of<br>a grea.         | 10 <b>7</b> |

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19. The devotopers are to provide for the necessary 19. In the interest of residential noise reduction managures including any necosacry double glazing to the sites, Secing the new Belgard Read for the purpose of ensuring that antisfactory noise lavels can be acheived for those duallinghouses which are to be located adjoining themew Belgard Road improvement 

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- 20. That the sloht of way, way-leave remarvation area between tites nos. 16 and 17 to be blosed by meens of lockshie gates so as to ensure that pecestrian acyonents are prevented between the new housing estate and the new Balgard Road Saprovement achang.
- 21. That the cul-de-sectiond adjoining sites nos. 1.2.3. and 4 be so designed and extended so as to provide direct access to site nos. 1 and 2 from the estate road without undue interafere ance to pedestrian povements to and from the open space at the north side of the site.

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- In the Interset of the proper 20. planning and sevelopment of the \*\*\*\*\*
- 21. In the Interest of the proper plenning and development of the arcet

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fpr Ppincipal Officer.

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