

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE TA.782
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1. LOCATION	Kingswood View, Belgard Road, C ₁ ondalkin, S.
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2. PROPOSAL	Housing Development,
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3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
			1. 2.	1. 2.
	P	25th April 1980		

4. SUBMITTED BY	Name Sylvan Homes Ltd., Address 7 Lr. Fitzwilliam St., Dublin 2.
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5. APPLICANT	Name AS ABOVE. Address
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6. DECISION	O.C.M. No. PA/1313/80 Date 24th June 1980	Notified 24th June 1980 Effect To grant permission,
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7. GRANT	O.C.M. No. PBD.475.80. Date 22.8.80.	Notified 22.8.80. Effect Permission Granted.
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8. APPEAL	Notified Type	Decision Effect
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9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect
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10. COMPENSATION	Ref. in Compensation Register
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11. ENFORCEMENT	Ref. in Enforcement Register
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12. PURCHASE NOTICE	
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13. REVOCATION or AMENDMENT	
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14.	
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16.	
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Prepared by	Copy issued by	Registrar.
Checked by	Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.

P3D / 475 / 80.

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 Lwr. Fitzwilliam Street,
Dublin 2.

Decision Order **PA/1313/80: 24/6/80**
Number and Date
Register Reference No. **TA 782**
12863
Planning Control No.
Application Received on **25/4/80**

Applicant **Sylvan Homes Ltd.**

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

Proposed housing development at Kingswood View, Belgard Road, Clonsilla.

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.
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.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£6,150.** 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.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. To prevent unauthorised development.
4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

(Contd . . .)

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

for Principal Officer

22 AUG 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>5. 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 £22,000. (twenty-two thousand pounds), which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.</p> <p style="text-align: right;">Or/</p> <p>(b) Lodgment with the Council of cash sum of £14,000. 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.</p> <p style="text-align: right;">Or/</p> <p>(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.</p> <p>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>5. 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> <div style="text-align: right; margin-top: 200px;"> <p><i>P.K.</i> (Contd. ...)</p> <hr/> <p>For Principal Officer.</p> <p>22 AUG 1980</p> </div>

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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 Street,
Dublin 2.

Decision Order
Number and Date PA/1313/80: 24/5/80
Register Reference No. TA 782
Planning Control No. 12863
Application Received on 25/4/80

Applicant Sylvan Homes Ltd.

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

Proposed housing development at Kingswood View, Belgard Road, Clondalkin.

CONDITIONS

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
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.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASONS FOR CONDITIONS

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd....)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date:

22 AUG 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.

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To: **Sylvan Homes Ltd.,**
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Applicant **Sylvan Homes Ltd.**

Decision Order **PA/1313/80** **24/6/80**
Number and Date **TA 782**
Register Reference No. **12863**
Planning Control No. **25/4/80**
Application Received on

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

Proposed housing development at Kingswood View, Belgard Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>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 into hands.</p> <p>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.</p> <p>17. That site nos. 30, 31, 32 and 33 be provisionally excluded from the development pending clarification of any possible future access arrangements that may become necessary in relation to the adjoining lands at the south boundary of the site and adjoining Garrynisk House.</p> <p>18. That no development works are to take place on this site until the new Belgard Road is open to traffic and the existing Belgard Road reverts to a minor access road.</p>	<p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of public safety and the avoidance of traffic hazard.</p> <p>(Cont.....)</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

22 AUG 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

19. The developers are to provide for the necessary noise reduction measures including any necessary double glazing to the sites, facing the new Belgard Road for the purpose of ensuring that satisfactory noise levels can be achieved for those dwellings which are to be located adjoining the new Belgard Road improvement scheme.

20. That the right of way, way-leave reservation area between sites nos. 16 and 17 to 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.

21. That the cul-de-sac 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 interference to pedestrian movements to and from the open space at the north side of the site.

19. In the interest of residential amenity.

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

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

A.K.

for Principal Officer.

22 AUG 1980