

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.1765
1. LOCATION	Sector C, Kingswood Heights Estate S	
2. PROPOSAL	3 houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	12th Oct. 1979
	Date Further Particulars	
	(a) Requested	(b) Received
	1. 7/12/79	1. 22/1/80
	2.	2.
4. SUBMITTED BY	Name Sylvan Homes Ltd. Address 7 Lr. Fitzwilliam Street, Dublin 2.	
5. APPLICANT	Name Sylvan Homes Ltd. Address 7 Lr. Fitzwilliam Street, Dublin 2.	
6. DECISION	O.C.M. No. PA/353/80	Notified 25th Feb. 1980
	Date 22nd Feb. 1980	Effect To grant permission
7. GRANT	O.C.M. No. PBD/150/80	Notified 1/4/80
	Date 1/4/80	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

P.B.D. / 1.5.0 / 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 Limited,
7 Lower Fitzwilliam St.,
Dublin 2.

Applicant Sylvan Homes Ltd.

Decision Order
Number and Date PA/353/80: 22/2/80
Register Reference No. S.A. 1765
Planning Control No. 11946
Application Received on 12/10/79
Additional inf. rec. 22/1/80

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

Proposed 2 No. two-storey dwellinghouses (sites nos. 53 & 54), Section
G, Kingwood Heights Estate, Ballymoat Road.

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.
2. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.
3. That each house be used as a single dwelling unit.
4. That screen walls not less than 2½ metres in height be provided at the south-west boundary of site no. 63 where it adjoins site nos. 58-62 Forest Close, and at the northern boundary of Site no. 64 between the front building line and the curtilage rear boundary of site no. 58= Forest Close. The screen walls along the building lines at the flanks of 63-64 are to be not less than 2 metres in height and to be capped, rendered and finished to the satisfaction of the County Council.
5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire 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. In the interest of the proper planning and development of the area.
5. In the interest of amenity.

(condt.)

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

P.K.
for Principal Officer

1 APR 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

6. 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.
7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
8. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the requirements of the County Council.
9. That all watermains tapplings, branch connections, swabbing and chlorinations, 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.
10. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional works takes place on the proposed houses.

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

7. In the interest of the proper planning and development of the area and in order to comply with Sanitary Services Acts, 1878-1964.

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

9. 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.

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

A.K.

For Principal Officer.

P.A. / 3870 / 79

Reg. No. S.A. 1765.
P.C. 11946.

7th December, 1979.

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

Re/ Proposed 3 No. dwellinghouses (two-storey) at Sector G
Kingswood Heights Estate, Ballymount Road.

Dear Sirs,

With reference to your planning application received on the 12th October, 1979, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following information must be submitted in quadruplicate:-

1. As it is not clear from the plans submitted with the application how the requirements of the Development Plan (Para. 4.24) can be met in regard to rear garden depths, applicant should indicate precise measurements of site curtilages and how the requirements of para.4.24 of the Development Plan can be met in the proposed development.

Please mark your reply "Additional Information" and quote the Register reference number given above.

Yours faithfully,

AS.

for Principal Officer.