

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 5540	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA. 478 9
1. LOCATION	Walnut Drive and Walnut Avenue, Kingwood Heights, Clondalkin	
2. PROPOSAL	Housing	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	27th March, 1979
		Date Further Particulars
		(a) Requested
		(b) Received
		1. 25/5/79
		1.
		2.
		2.
4. SUBMITTED BY	Name Sylvan Homes Limited Address 7 Lr. Fitzwilliam Street, Dublin 2.	
5. APPLICANT	Name Sylvan Homes Limited Address 7 Lower Fitzwilliam Street, Dublin 2.	
6. DECISION	O.C.M. No.	PA/3303/79
	Date	28th Sept 1979
		Notified 28th Sept 1979
		Effect To grant permission
7. GRANT	O.C.M. No.
	Date
		Notified
		Effect
8. APPEAL	Notified	24th Oct. 1979
	Type	3rd Party,
		Decision Permission granted,
		Effect 2nd July 1980
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.....

PL. 6/5/47337

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: S.A. 478

APPEAL by Matthew Masterson, of Suncroft, Ballymount Road, Tallaght, County Dublin, against the decision made on the 28th day of September, 1979, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Sylvan Homes Limited for housing development on a site at Kingswood Heights Estate, Ballymount, 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 said development 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

Subject to compliance with the conditions set out in the Second Schedule hereto, it is not considered that the proposed development would be injurious to the amenities of property in the vicinity or otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
1. If not already done, the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, water-mains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.	1. To ensure the satisfactory completion of the development.

Contd./...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>The form and amount of the security shall be as agreed between the planning authority and the developers or, failing such agreement, shall be as directed by An Bord Pleanála.</p> <p>2. All public services for the proposed development including electrical, communal television, telephone cables and equipment shall be located underground throughout the entire site.</p> <p>3. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.</p> <p>4. The area shown as open space on the lodged plans shall be reserved for use as public open space and shall be soiled, seeded and landscaped to the satisfaction of the planning authority and made available for use by residents on completion of the houses.</p> <p>5. Screen walls in brick or block not less than six feet in height and suitably capped and rendered shall be erected at the locations required by the planning authority so as to screen rear gardens from public view.</p> <p>6. Development shall not be commenced unless and until the new primary and distributor road system serving the Kingswood Heights Estate referred to in the applicants letter of 6th June, 1979, to the planning authority, has been completed and is in service.</p> <p>7. Access arrangements to the existing Ballymount Road, including all necessary road works on the site frontage, and the provision of public lighting, shall be carried out in accordance with the requirements of the planning authority.</p> <p>8. Sites 9 to 16, inclusive, shall be excluded from the proposed development.</p>	<p>2. In the interests of visual amenity.</p> <p>3. In the interests of amenity and public safety.</p> <p>4. In the interests of the amenities of future residents.</p> <p>6. In the interests of visual amenity and privacy.</p> <p>6 and 7. In the interests of road safety.</p> <p>8. Exclusion of these sites is necessary pending final determination of land needs for the adjoining neighbourhood centre.</p>



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

Dated this **2nd** day of **July**. 1980.

P.C. 5540 Reg. SA.478

25th May, 1979.

Sylvan Homes Ltd.,
7, Lr. Fitzwilliam St.,
DUBLIN, 2.

RE: Proposed residential development at Kingswood Heights,
Estate, Ballymount.

A Chara,

With reference to your application received here on the 27th March, 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 additional information must be submitted in quadruplicate:-

1. Further information is required which would provide for the following:-

(a) The applicants specific proposals for the completion and construction of the distributor road network serving the Kingswood Heights Estate Development which is to serve as the alternative traffic route to the existing Ballymount Road. The access arrangements proposed to Walnut Drive and Walnut Avenue for residential vehicular movement purposes are not acceptable prior to the completion of the alternative road network. The specific programme and completion dates for the alternative road works are required.

(b) The applicants specific proposals for the provision of an adequate land area within the proposed house development for the purpose of providing an available site for community purposes, preferably located adjoining the previously approved shopping area.

NOTE: The applicants must discuss and agree these matters with the County Council before submitting additional information.

N.B. Please mark your reply "Additional Information" and quote the Reference No. given above.

Miss, le mess,

for Principal Officer.