

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1833															
1. LOCATION	Sites 29-37, Sylvan Close, Kingswood Heights.																
2. PROPOSAL	Revision to approved layout and house type.																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P.</td> <td style="text-align: center;">6th Dec. 83.</td> <td>1.</td> <td>1.</td> </tr> <tr> <td></td> <td></td> <td>2.</td> <td>2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P.	6th Dec. 83.	1.	1.			2.	2.
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		(a) Requested	(b) Received														
P.	6th Dec. 83.	1.	1.														
		2.	2.														
4. SUBMITTED BY	Name Mr. John McGivern, Address 25, Millview Lawns, Malahide, Co. Dublin.																
5. APPLICANT	Name Owenabue Limited, Address																
6. DECISION	O.C.M. No. P/264/84 Date 3rd Feb., 1984	Notified 3rd Feb., 1984 Effect To grant permission															
7. GRANT	O.C.M. No. Date	Notified Effect															
8. APPEAL	Notified 29th Feb., 1984 Type 3rd Party	Decision Permission refused by An Bord Pleanala Effect 11th Oct., 1984															
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.																	

Prepared by	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983

COUNTY DUBLIN


Planning Register Reference Number: Y.A. 1833

APPEAL by Robert Foley and others, of 8, Sylvan Close, Kingswood Heights, Clondalkin, County Dublin, against the decision made on the 3rd day of February, 1984 by the Council of the County of Dublin to grant subject to conditions a permission to Owenabue care of John McGivern of 25, Millview Lawns, Malahide, County Dublin for development consisting of revisions to an approved layout and house type on sites 29 to 37, Sylvan Close, Kingswood Heights, Clondalkin, County Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983 permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed substitution of two blocks of terraced houses in this small cul-de-sac development which consists of semi-detached houses would be out of keeping with the approved layout and symmetry of the existing houses in Sylvan Close and as such would be seriously injurious to the residential amenities of the area.
2. By reason of the site's prominent location at the junction of Kingswood Avenue with Sylvan Drive, adjoining public open space, the mass and bulk of the proposed terraced blocks would be visually injurious to the amenities of the area and as such would be contrary to the proper planning and development of this residential area.


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

Dated this 11th day of October 1984.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982, 1963-1983:

To **J. McGivern**
.....
25 Millview Lawn,
.....
Malahide,
.....
Co. Dublin
.....
Applicant **Owenabus**

Decision Order
Number and Date **PA/264/84: 3/2/84**
.....
Register Reference No. **YA 1053**
.....
Planning Control No.
.....
Application Received on **6/12/83**

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:-

**Proposed revisions to approved layout and house type sites 29 to 37 Sylvan Close
Kingswood Heights Estate.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That the arrangements made for the payment of the financial contribution in the sum of £7,840. in respect of the overall development be strictly adhered to.</p>	<p>3. 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.</p>
<p>4. That conditions 3, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 16, of PA/2213/83, dated 7/10/83, Reg. Ref. YA 1053, be strictly complied within this development.</p>	<p>4. In the interest of the proper planning and development of the area.</p>
<p>5. That house no. 33, be omitted from the proposed development and revised layout proposals submitted for the agreement of the Planning Authority prior to commencement of development which provide for a relocation of block 29-32 further to the north.</p>	<p>5. In the interest of the proper planning and development of the area. Cont.....</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **3rd February, 1984:**

CONDITIONS

REASONS FOR CONDITIONS

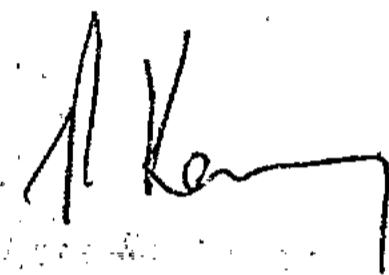
6. That the front building line/^{of}block 33-37 be increased by 7' in order to provide for two off street car parking spaces to each dwelling. The applicants are to submit revised layout proposals in compliance with this condition prior to commencement of development.

7. That a financial contribution of £1,000. (in respect of ~~the~~ the one additional house) is to be paid to the Dublin County Council towards the cost of the provision and development of public open space in the area of the proposed development, and which facilitate this development, this contribution to be paid prior to the commencement of development on the site.

NB. This contribution is in addition to the open space contribution of £2,000. required by Condition no. 17, of Planning Decision Order No. PA/2213/83, dated 7/10/83, Reg. Ref. YA 1053:

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.



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 An 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, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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.