

COMHAIRLE CHONTAE ÁTHA CLIATH S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1450															
1. LOCATION	Access to Walnut Close or Sylvan Drive, Kingswood Heights Estate.																
2. PROPOSAL	Detached Bungalow.																
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;">24th Aug. 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.	24th Aug. 83.	1.	1.			2.	2.
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		2.	2.														
4. SUBMITTED BY	Name Sylvan Homes Limited, Address 7, Lower Fitzwilliam Street, Dublin 2.																
5. APPLICANT	Name Mr. John McGivern, Address c/o Sylvan Homes Limited, 7, Lr. Fitzwilliam St., Dublin 2.																
6. DECISION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">O.C.M. No.</td> <td style="width: 30%;">PBD/693/83</td> <td style="width: 40%;">Notified</td> <td style="width: 40%;">7th Dec., 1983</td> </tr> <tr> <td>Date</td> <td>7th Dec., 1983</td> <td>Effect</td> <td>Permission granted</td> </tr> </table>	O.C.M. No.	PBD/693/83	Notified	7th Dec., 1983	Date	7th Dec., 1983	Effect	Permission granted								
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9. APPLICATION SECTION 26 (3)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Date of application</td> <td style="width: 40%;">Decision</td> </tr> <tr> <td></td> <td>Effect</td> </tr> </table>	Date of application	Decision		Effect												
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10. COMPENSATION	Ref. in Compensation Register																
11. ENFORCEMENT	Ref. in Enforcement Register																
12. PURCHASE NOTICE																	
13. REVOCATION or AMENDMENT																	
14.																	
15.																	

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

P B D / 693 / 83

Tel. 724755 (ext. 262/264)

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

GRANT OF PERMISSION

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982

To **Sylvan Homes Ltd.,**
7, Lower Fitzwilliam St.,
Dublin 2.

Decision Order
Number and Date **PA/2314/83, 21/10/'83**

Register Reference No. **YA.1450**

Planning Control No. **99146**

Application Received on **24/8/'83**

Applicant **J. McGivern**

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

Proposed detached bungalow with access to Walnut Close or Sylvan Drive, Kingswood Heights Estate.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That 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>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £5,100 (vide YA1135) 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 on the site.</p>	<p>2. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

Signed on behalf of the Dublin County Council

P. Ke
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **7 DEC 1983**

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

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:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £4,000.

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.

Or/

(b) Lodgment with the Council of cash sum of £2,500. 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.

Or/

(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.

and such lodgment in either case has been acknowledged in writing by the Council.

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.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on the adjoining lands 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 the water supply and drainage arrangements, including disposal of surface water to be in accordance with the requirements of the County Council.

9. That existing mature trees and landscape features along the sites boundary to Walnut Close be retained where possible. The developers are to agree with the Council's Parks Department the number and location of trees required to be removed to facilitate the provision of vehicular access to the site.

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.

6. To protect the amenities of the area.

7. In the interest of amenity.

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

9. In the interest of visual amenity.

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Cont./..

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CONDITIONS	REASONS FOR CONDITIONS
10. That all external finishes harmonise in colour and texture with the adjoining development.	10. In the interest of visual amenity.
11. That a 2.5 metre screen wall suitably capped and rendered to the satisfaction of the County Council be provided along the sites boundary to Sylvan Avenue and Sylvan Drive.	11. In the interest of amenity
12. Vehicular access is to be from Walnut Close only.	12. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **7 DEC 1983**

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.