

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0881	
1. Location	Templeogue Wood/Rossmore Road, Templeogue Wood, Dublin 6W.		
2. Development	52 no. two storey 3 and 4 bedroom houses, semi detached and terraced, 3 no. with garage, with access from Templeogue Wood; single storey extension 79 sq.m., to existing scout hall, new porch and relocated fire exit to existing scout hall, new access to existing scout hall off new estate road and for 2 no. 4 bedroom and 1 no. 3 bedroom two storey houses, with access from Rossmore Road.		
3. Date of Application	18/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/01/1999 2.	1. 18/01/1999 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Lido Construction Ltd., Address: Parkmore House, Auburn Drive, Castleknock, Dublin 15.		
6. Decision	O.C.M. No. 0501 Date 15/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	14/04/1999	Written Representations	
9. Appeal Decision	12/08/1999	Grant Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.

Registrar

.....
Date

.....
Receipt No.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S98A/0881

APPEAL by Templeogue Wood Residents' Association care of Colm Brophy of 56 Templeogue Wood, Dublin and by Alison and David Kinsella care of Manahan and Associates of 38 Dawson Street, Dublin and by Lido Construction Limited care of McCrossan O'Rourke of 12 Richmond Row, Portobello Harbour, Dublin against the decision made on the 15th day of March, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Lido Construction Limited for development comprising 52 number two-storey three and four bedroom houses, semi-detached and terraced, three number with garages, with access from Templeogue Wood; single storey extension of 79 square metres to existing scout hall, new porch and relocated fire exit to existing scout hall, new access to existing scout hall off new estate road plus two number four bedroom and one number three bedroom two-storey houses with access from Rossmore Road at Templeogue Wood/Rossmore Road, Templeogue Wood, Dublin in accordance with plans and particulars lodged with the said Corporation:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, 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 the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the residential zoning for the area it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of residential property in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the unsolicited additional information received by the planning authority on the 1st day of March, 1999, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of orderly development.



8. Finished floor levels of houses numbers 14 to 28 inclusive shall not exceed 59.0 metres with reference to finished floor levels referred to in the letter dated the 26th day of February, 1999 from the applicant's agent to the planning authority and accompanying drawing number 8137/01D.

Reason: In the interest of the amenities of nearby houses.

9. Details of design and construction of the proposed roundabout at the junction of the site access and the public road shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of traffic safety and convenience.

10. The developer shall pay a sum of money to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of water supply and drainage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the planning authority in respect of works facilitating the proposed development.


11. Prior to the commencement of development, the developer shall pay the sum of £1,000 (one thousand pounds) [€1,269.74 (one thousand two hundred and sixty nine euro and seventy four cents)] per house (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of the development of Tymon Park facilitating the proposed development.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should

13. Prior to the commencement of development, the developer shall lodge with the planning authority 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 planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.



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

Dated this 12th day of August 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0501	Date of Decision 15/03/1999 <i>LH</i>
Register Reference S98A/0881	Date: 18/12/1998

Applicant Lido Construction Ltd.,

Development 52 no. two storey 3 and 4 bedroom houses, semi detached and terraced, 3 no. with garage, with access from Templeogue Wood; single storey extension 79 sq.m., to existing scout hall, new porch and relocated fire exit to existing scout hall, new access to existing scout hall off new estate road and for 2 no. 4 bedroom and 1 no. 3 bedroom two storey houses, with access from Rossmore Road.

Location Templeogue Wood/Rossmore Road, Templeogue Wood, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/01/1999 /18/01/1999

In pursuance of its functions under the above mentioned Acts, the South 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 in respect of the above proposal.

Subject to the conditions (26) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

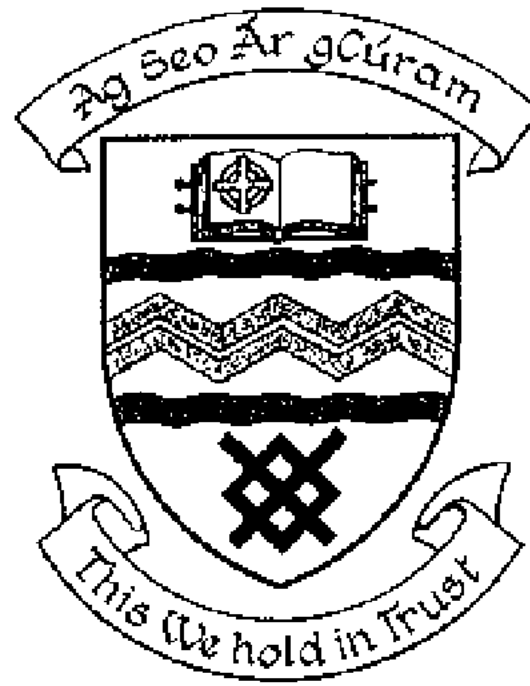
LH
..... 15/03/1999
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised plans and details submitted by way of unsolicited additional information on 01/03/99, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Prior to the commencement of development, details, including samples of all external finishes shall be submitted to and be to the satisfaction of the Planning Authority.

REASON:

In the interests of visual amenity.

- 3 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted and be to the satisfaction of the Planning Authority. Details shall provide for a 2 metre high block wall along the western boundary of the site, two metre high block walls where none are existing along the southern boundary of the site, a 2 metre high wall to the rear of the dwellings which front onto Rossmore Road and to the rear of dwellings which back onto Templeogue Wood, where such walls front onto roadways, public footpaths, and public open spaces, they shall be capped and dashed to the outside.

REASON:

In the interests of the proper planning and development of the area and in the interests of visual amenity.

- 4 Prior to the commencement of development, details of the precise location and type of proposed boundary treatment to the Scout Den shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interests of the proper planning and development of the area and visual amenity.

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- 5 Prior to the commencement of development, details of front boundary treatment to the proposed dwellings shall be submitted to and be to the satisfaction of the Planning Authority, such details shall provide for low boundary walls suitably capped and finished so as to be in keeping with the external finish of the dwellings.

REASON:

In the interests of visual amenity and the proper planning and development of the area.

- 6 A two metre high privacy wall capped and plastered on both sides shall be provided between each attached house for a distance of 2 metres from the rear wall of each attached dwelling.

REASON:

In the interests of residential amenity.

- 7 Dwelling No's. 6, 7 and 8 indicated on the site layout plan submitted on 01/03/99 shall be omitted and this area shall be developed as a public open space area.

REASON:

In the interests of providing adequate well sited public open space to serve the development.

- 8 Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a detailed landscaping plan with full works specification (including timescale for implementation), maintenance programme for a period of at least 18 months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding and tree and shrub planting to public open spaces and road side verges.

All landscaping and planting shall be completed within 12 months of the commencement of development or prior to the occupation of the 25th dwelling constructed on the site, whichever is the sooner.

REASON:

In the interests of the proper planning and development of the area and visual amenity.

- 9 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads,

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including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 10 Prior to the first occupation of the proposed dwellings, front, side and rear garden areas shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.

REASON:

In the interests of residential and visual amenity.

- 11 Prior to the commencement of development, a public lighting scheme shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interests of the proper planning and development of the area.

- 12 Prior to the commencement of development, details of the layout and construction of the proposed roundabout shall be submitted to and be to the satisfaction of the Planning Authority.

REASON:

In the interests of the proper planning and development of the area and traffic safety.

- 13 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

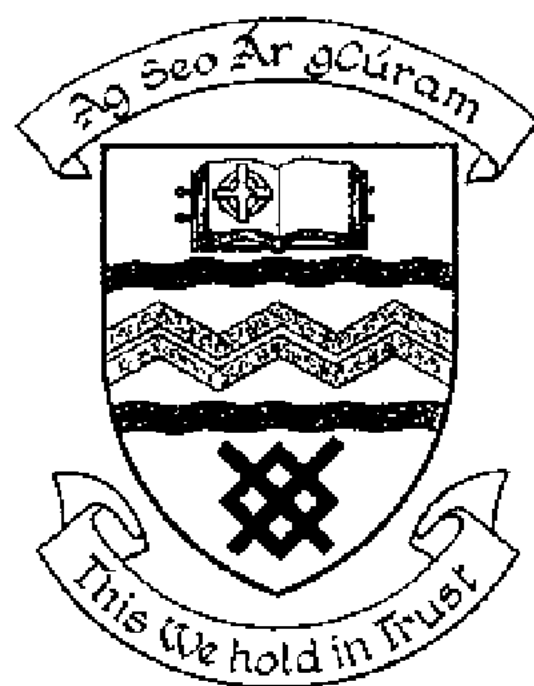
In the interest of the proper planning and development of the area.

- 14 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

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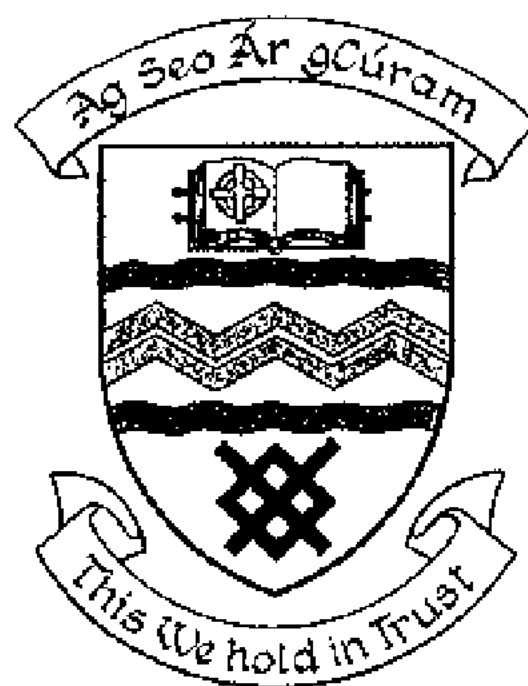
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- 15 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 16 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 17 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 South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 18 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 19 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.
REASON:
To protect the amenities of the area.
- 20 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains, forming part of the development, until taken in charge by the Council.
REASON:

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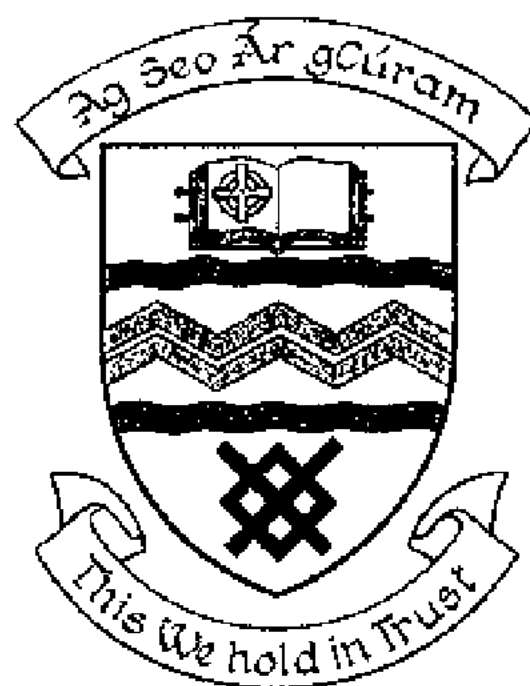
In the interest of the proper planning and development of
the area.

- 21 All bathroom/ensuite windows shall be obscure glass.
REASON:
In the interests of visual amenity.
- 22 That the water supply and drainage arrangements, including
the disposal of surface water, be in accordance with the
requirements of the County Council and shall have regard to
the following:-
- (a) Applicant to ensure full and complete separation of
foul and surface water systems;
 - (b) No building within 5m of public sewer or sewer with
potential to be taken in charge;
 - (c) All pipes shall be laid within a minimum cover of
1.2m inroads, footpaths and driveways, and 0.9m in
open space. Where it is not possible to achieve
these minimum covers, pipes shall be bedded and
surrounded in C20 concrete 150mm thick.
 - (d) All redundant ditches or streams to be piped with
spigot and socket pipes laid open jointed with
granular bed and surround and connected into the
proposed drainage system. In this regard the
applicant shall submit drawings showing details of
the culverting of an existing drain/ditch which is
located between the rear gardens of houses on
Templeogue Wood and the location of the proposed
house No. 13 with a view to minimising the risk of
flooding. Details to be submitted shall include
pipe sizes, invert, levels, route of pipe to its
point of connection with the public surface water
sewer and design calculations;
 - (e) Applicant to submit details of proposed watermain
layout including watermain size, material, sluice
and air valves, meter and hydrants and proposed
point of connection to existing watermain. Layout
to be in accordance with Part B of the 1997 Building
Regulations;
 - (f) All connections, swabbings, chlorination and
tappings of mains to be carried out by South Dublin

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County Council at applicant's prior expense.

REASON:

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

- 23 That a financial contribution in the sum of £25,200 (twenty five thousand two hundred pounds) be paid by the proposer to South 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.

REASON:

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.

- 24 That a financial contribution in the sum of money equivalent to the value of £2,100 (two thousand one hundred pounds) PER DWELLING shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 25 That a financial contribution in the sum of £1,000 (one thousand pounds) per dwelling be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space and recreational facilities in Tymon Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

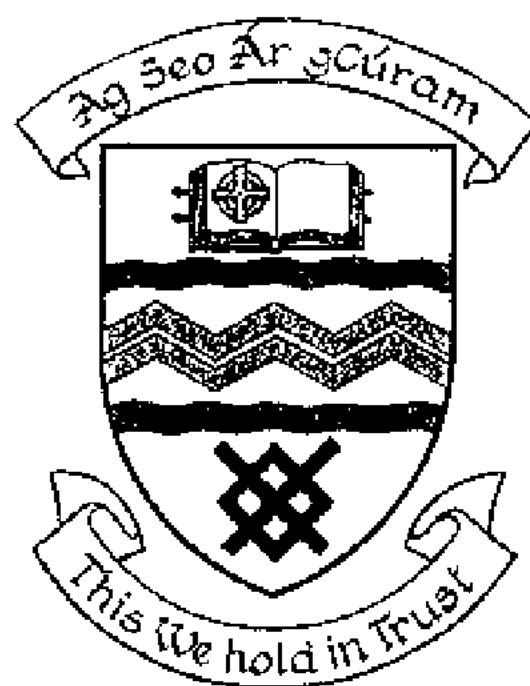
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the

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provision and development of amenity lands in the area which will facilitate the proposed development.

26 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £80,000 (eighty thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £50,000 (fifty thousand pounds) 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 specifications.

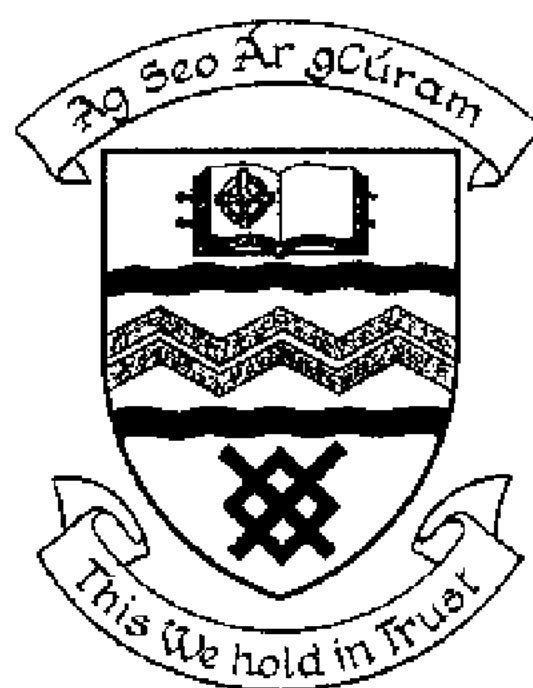
Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0068	Date of order 13/01/99
Register Reference S98A/0881	Date 18th December 1998

Applicant Lido Construction Ltd.,

Development 52 no. two storey 3 and 4 bedroom houses, semi detached and terraced, 3 no. with garage, with access from Templeogue Wood; single storey extension 79 sq.m., to existing scout hall, new porch and relocated fire exit to existing scout hall, new access to existing scout hall off new estate road and for 2 no. 4 bedroom and 1 no. 3 bedroom two storey houses, with access from Rossmore Road.

Location Templeogue Wood/Rossmore Road, Templeogue Wood, Dublin 6W.

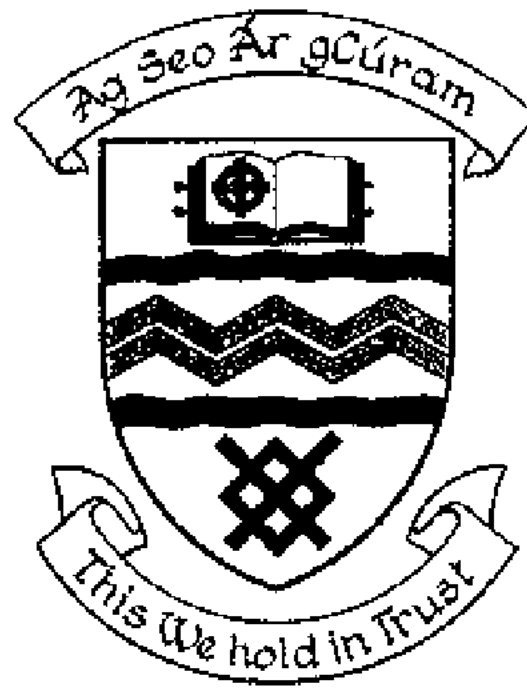
Dear Sir/Madam,

An inspection carried out on 08/01/99 has shown that the site notice erected in respect of the 3 proposed houses does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice was lying on ground. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department and an inspection carried out on 08/01/99 has shown that a site notice was not erected in respect of the 52 proposed houses. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

McCrossan O'Rourke Architects,
12 Richmond Row,
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The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
.....
for Senior Administrative Officer.

14/01/99