

# COMHAIRLE CHONTAE ÁTHA CLIATH

# S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE  YA/830
1. LOCATION	Knocklyon Road, Templeogue, Co. Dublin.	
2. PROPOSAL	Construct house No. 1. of approved 4-house site in revised location	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	21st March, 1983
	Date Further Particulars	
	(a) Requested	(b) Received
	1. Time ext. up to & incl., 3/6/83	1. 15th June, '83
	2. 3rd June, 1983	2. ....
4. SUBMITTED BY	Name Turlough O'Donnell Assoc., Address Architects, 33, Fitzwilliam Place, Dublin 2.	
5. APPLICANT	Name Cement Roadstone Holdings, Address Belgard Castle, Belgard Road, Clondalkin, Co. Dublin.	
6. DECISION	O.C.M. No. PA/1730/83	Notified 19th July, 1983
	Date 15th July, 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/404/83	Notified 30th Aug., 1983
	Date 30th Aug., 1983	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.		

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

PB / 404 / 83  
**DUBLIN COUNTY COUNCIL**

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, 1963-1982

To: Turlough O'Donnell Associates,  
 .....  
 33 Fitzwilliam Place,  
 .....  
 Dublin 2.  
 .....

Decision Order - PA/1730/83: 15/7/83  
 Number and Date .....

Register Reference No. YA 830  
 .....

Planning Control No. ....

Application Received on 21/3/83  
 Add. Inf. Rec. 15/6/83

Applicant Cement Roadstone Holdings  
 .....

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

Proposed construction of house no. 1, of approved four house site in revised  
 .....  
 location at Knocklyon Road, Templeogue, at entrance to Coolamber Estate.  
 .....

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>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><del>That a financial contribution in the sum of xx 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 of development on the</del></p>	<p>1. 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><del>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.</del></p>

(Contd . . . .)

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

*[Signature]*  
 for Principal Officer

**IMPORTANT:** Turn overleaf for further information.

Date: 30 AUG 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

4. 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. (four thousand pounds), 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) Lodgement with the Council of a 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) Lodgement 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 lodgement 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.

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

(Contd. ...)

# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Tel 724 755 (Ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976 ~~1963-1982~~

To: **Turlough O'Donnell Associates,**  
**33 Fitzwilliam Place,**  
**Dublin 2.**

Decision Order **PA/1730/83: 15/7/83**  
Number and Date

Register Reference No. **YA 830**

Planning Control No. **21/3/83**

Application Received on **15/6/83**  
Add. Inf. Rec.

Applicant **Cement Roadstone Holdings.**

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

**Proposed construction of house no. 1, of approved four house site in revised location at Knocklyon Road, Templeogue, at entrance to Coolamber Estate.**

CONDITIONS	REASONS FOR CONDITIONS
<p>5. 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.</p> <p>6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>7. 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.</p> <p>8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>9. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.</p> <p>10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>5. To protect the amenities of the area.</p> <p>6. In the interest of amenity.</p> <p>7. In the interest of amenity and public safety</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p style="text-align: right;">(Contd . . . .)</p>

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

for Principal Officer

**30 AUG 1983**

Date: .....

**IMPORTANT: Turn overleaf for further information.**

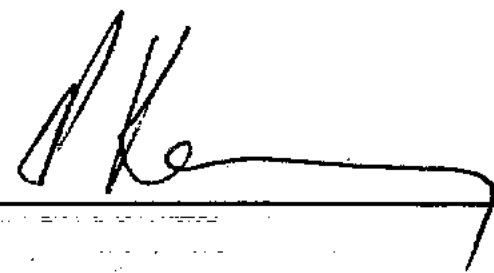
Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

CONDITIONS

REASONS FOR CONDITIONS

- 11. That all watermain tappings branch connections, swabbing and chlorination, 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.
- 12. 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.
- 13. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
- 14. 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, watermains or drains forming part of the development until taken in charge by the Council.
- 15. That the necessary written agreements be entered into with the Dublin County Council with regard to the provision of wayleaves to the 1200m surface water sewer which traverses the site, so as to ensure that Dublin County Council will have access to the sewer at all times for maintenance, repair or replacement work on the sewer.

- 11. 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.
- 12. In the interest of the proper planning and development of the area.
- 13. In the interest of visual amenity.
- 14. In the interest of the proper planning and development of the area.
- 15. In the interest of the proper planning and development of the area.



YA 830

3rd June, 1983.

Turlough O'Donnell Associates,  
33 Fitzwilliam Place,  
Dublin 2.

RE: Proposed construction of house no. 1, of approved four house sites in revised location at Knocklyon Road, Templeogue at entrance to Coolamber Estate for Cement Roadstone Holdings.

Dear Sir,

With reference to your planning application received here on 21st March, 1983, time extended up to and including the 3rd June, 1983, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit written evidence showing agreement with the adjoining landowners to the proposed works which will affect their properties at the northern boundary of the site.
2. Applicant to submit a fully dimensioned block plan showing the location of the proposed houses on site in relation to the revised northern site boundary.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
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For Principal Officer.

YA.830

20th May, 1983.

Turlough O'Donnell Assocs.,  
33, Fitzwilliam Place,  
Dublin 2.

Re: P.C. No. 7885: Proposed construction of house No. 1, of approved four house site in revised location at Knocklyon Road, Templeogue at entrance to Coolamber Estate for Cement Roadstone Holdings.

Dear Sirs,

With reference to your planning application received here on 21/3/'83 (letter for extension period received 19/5/'83) in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 3/8/'83

Yours faithfully,

  
for Principal Officer