

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA 238.
1. LOCATION	entrance to Coolamber Estate, Knocklyon Rd., Templeogue.	
2. PROPOSAL	Retain two houses numbers 3 & 4 in revised location of approved four house site.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	16.2.1983.
	(a) Requested	Date Further Particulars (b) Received
	1. 15th April, 1983	1.
	2.	2.
4. SUBMITTED BY	Name Turlough O'Donnell. Address 33, Fitzwilliam Place, D/2.	
5. APPLICANT	Name Cement Roadstone Holdings. Address Belgard Castle, Belgard Road, Clondalkin.	
6. DECISION	O.C.M. No. PA/1729/83	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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

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 & 1976
XXXXXXXXX 1963-1982
XXXXXXXXX

To: **Turlough O'Donnell,**
.....
33 Fitzwilliam Place,
.....
DUBLIN 2.
.....
Applicant **Cement Roadstone Holdings.**

Decision Order **PA/1729/83** **15.7.83**
Number and Date
YA 238
Register Reference No.
Planning Control No.
16.2.83
Application Received on **15.6.83**
ADD. INFO. REC.

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

retention of two houses Nos. 3 and 4 in revised location on approved four-house site on Knocklyon Road at entrance to Coolamber Estate.

CONDITIONS

REASONS FOR CONDITIONS

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.~~
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.
3. *each* That ~~the~~ proposed house be used as a single dwelling unit.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. To prevent unauthorised development.
- ** ~~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.~~

(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:

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.

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£4,000.00**

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.

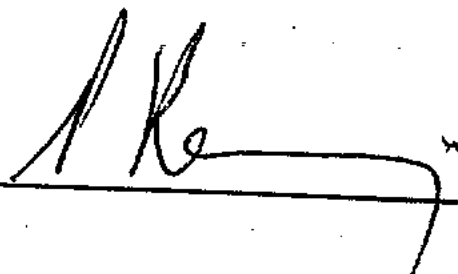
(b) Lodgement with the Council of **£2,500.00** Or/ to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

(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.

(Contd. ...)



DUBLIN COUNTY COUNCIL

PBC/404/83

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,**
33 Fitzwilliam Place
DUBLIN 2.

Decision Order
Number and Date **PA/1729/83 15.7.83**

Register Reference No. **YA-238**

Planning Control No.

Application Received on **15.2.83**
Add. Info. rec. **15.6.83**

Applicant **Cement Roadstone Holdings.**

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

retention of two houses Nos. 3 and 4 in revised location on approved four-house site on Knocklyon Road at entrance to Coolamber Estate.

CONDITIONS	REASONS FOR CONDITIONS
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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
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.	7. In the interest of amenity and public safety
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
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.	9. In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

30 AUG 1983

IMPORTANT: Turn overleaf for further information.

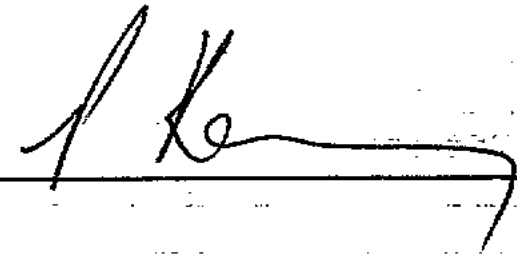
Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

CONDITIONS

REASONS FOR CONDITIONS

- 11. That all watermain tapplings 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 developement 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 brick 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.~~
- 13. That screen walls in brick or similar durable materials not less than 2 metres high, suitably capped and rendered be provided at the necessary locations indicated on the plans submitted 15.6.83. Timber fencing is not acceptable except where fencing traverses existing sewer lines.
- 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, watermaines, 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 238

Turlough O'Donnell,
33 Fitzwilliam Place,
DUBLIN 2.

15th April, 1983

Re: Retention of two houses nos. 3 and 4 in revised location on approved four-house site on Knocklyon Road at entrance to Coolamber Estate, for Cement Roadstone Holdings

Dear Sirs,

With reference to your planning application received here on 16/2/83, 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 - 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,


for PRINCIPAL OFFICER