



AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: Y.A. 4

APPEAL by P. Egan of 23, The Drive, Cypress Downs, Templeogue, Dublin against the decision made on the 23rd day of February, 1983, by the Council of the County of Dublin to grant subject to conditions a permission to Sorohan Builders of 215, Botanic Avenue, Glasnevin, Dublin for development consisting of the retention of a revised housing layout and of houses on sites numbered 43, 45 and 47, The Court, Cypress Downs, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, 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 column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

As the houses to be retained have satisfactory space requirements in accordance with the Dublin County Development Plan standards, it is considered that the development would not be injurious to the amenities of adjoining residential properties or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The conditions attached to the permission granted by the planning authority on 17th August, 1979 under Planning Register Reference Number S.A.1053, in so far as they are relevant, shall be complied with in connection with the development.</p>	<p>1. In the interests of proper planning control.</p>

Contd./....

SECOND SCHEDULE (Contd.)

Column 1- Conditions	Column 2 - Reasons for Conditions
<p>2. If not already done, the developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanála.</p> <p>3. If not already done, the developers shall lodge with the Dublin County Council 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 said Council of any services required in connection with the development which the Council agree to take in charge, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development. The form and amount of the security shall be as agreed between the Council and the developers or, failing such agreement, shall be as determined by An Bord Pleanála.</p> <p>4. The bathroom window of house number 47 shall be fitted with opaque glass.</p>	<p>2. The provision of such services in the area by the Council facilitate the development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p> <p>3. To ensure the satisfactory completion of the development.</p> <p>4. In the interests of residential amenity.</p>

*Anthony J. Samuels*  
Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.  
Dated this 28<sup>th</sup> day of February 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

To **Conroy Mahon & Associates,**  
**Maryland House,**  
**20/21 St. William St.,**  
**Dublin 2.**  
**Sarahah Holders.**

Decision Order Number and Date **PA/374/83** **12/2/83.**  
Register Reference No. **TA 4**  
Planning Control No. **5/1/83**  
Application Received on

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:-

**Retention of revised layout and house nos. 43, 45 and 47, The Court,**

**Cypress Downs, Templeogue.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development, in its entirety, to be in accordance with the plans, particulars and specification 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 the proposed houses be used as single dwelling units.</p>	<p>2. To prevent unauthorised development.</p>
<p>3. That the arrangements made for the payment of the financial contribution in the sum of Sixty £61,000, in respect of the overall development 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 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 the relevant conditions set out in order No. PA/2955/79, dated 17/8/79, (Reg. Ref. No 1053,) viz nos. 4, 5, 6, 7, 8, 9, 11, 13, 14, 15, 16, 17, 18 and 20, be strictly adhered to in respect of this permission.</p>	<p>4. In the interest of the proper planning and development of the area.</p>
<p>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 for Roads, Open Spaces, Car parks, Sewers, Watermains and Drains in respect</p>	<p>5. To ensure that a ready sanction may be available to induce the provision of services and prevent disunity in the statutory development.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

23rd February, 1983.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>3. <del>cont.....</del>  of the entire development has been given by:-</p> <p>a. Lodgement with the Council of an approved Insurance Company Bond in the sum of <del>£60,000</del> £60,000. (sixty 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 Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  or/...</p> <p>b. Lodgement with the Council of a sum to be agreed to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction, on the provision and completion of such services to standard specification.  or/...</p> <p>c. Lodgement with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with guarantee scheme agreed with the Planning Authority,  and such lodgement in any case has been acknowledged in writing by the Council.</p> <p>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.</p> <p>6. That the bathroom window be fitted with opaque glass.</p>	<p>6. In the interest of residential amenity.</p>

**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, Dublin 1

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.00.

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