

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 10953	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE R. A. 1571 S								
1. LOCATION	'Little Fortfield', Templeogue Road										
2. PROPOSAL	3 Houses										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 22nd Sept. 1978	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%;">(a) Requested</th> <th style="width: 50%;">(b) Received</th> </tr> <tr> <td>1. _____</td> <td>1. _____</td> </tr> <tr> <td>2. _____</td> <td>2. _____</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. _____	1. _____	2. _____	2. _____
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(a) Requested	(b) Received										
1. _____	1. _____										
2. _____	2. _____										
4. SUBMITTED BY	Name P. T. Hickey and Associates, Address Greystones Harbour, Co. Wicklow.										
5. APPLICANT	Name J. O'Loughlin Limited, Address 51 Rathdown Park, Terenure, Dublin 6.										
6. DECISION	O.C.M. No. P/4749/78 Date 21/11/78	Notified 21/11/78 Effect To grant permission									
7. GRANT	O.C.M. No. Date	Notified Effect									
8. APPEAL	Notified Type 3rd Party	Decision 28th Dec. 1979 Effect Permission granted by An Bord Pleanála									
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.											
16.											
Prepared by _____ Checked by _____		Copy issued by _____ Registrar. Date _____ Co. Accts. Receipt No. _____									
Grid Ref.	O.S. Sheet										

AN BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: RA 1571

APPEAL by James O'Loughlin Limited, care of P.T. Hickey and Associates, Greystones Harbour, County Wicklow against the decision made on the 21st day of November, 1978, by the Council of the County of Dublin deciding to grant subject to conditions a permission for housing development at "Little Fortfield", Templeogue Road, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said housing 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

It is considered that, provided the conditions set out in the Second Schedule are complied with, the proposed development would accord generally with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. Two houses only shall be erected on the site and the layout of the proposed development shall be revised accordingly.	1. It is considered that the site is of such an awkward shape that three houses could not be satisfactorily accommodated on it.
2. The developers shall pay the sum of four hundred pounds to the Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply and piped sewerage facilities in the area. Arrangements for payment of this amount shall be agreed between the developers and the said Council before the development is commenced.	2. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.
3. The access arrangements to Templeogue Road shall be in accordance with the requirements of the planning authority and they shall inter alia provide for a shared entrance for the two houses.	3. In the interest of traffic safety

PL. 6/5/44203

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: RA 1571

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SECOND SCHEDULE CONTINUED

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>4. Existing landscaping features and mature trees shall be retained on the site except where traffic visibility lines are affected.</p> <p>5. The flank bedroom windows at first floor level shall be omitted. The flank bathroom windows shall be of opaque glazing.</p> <p>6. Water supply and drainage arrangements, including disposal of surface water, shall be in accordance with the requirements of the planning authority.</p> <p>7. All public services for the proposed development including electrical communal television and telephone cables and equipment shall be located underground throughout the entire site.</p> <p>8. Development shall not be commenced on the site until revised plans complying fully with conditions 1,3, 4,5 and 6 above have been submitted to the planning authority for approval and have been approved.</p>	<p>4. In the interests of visual amenity.</p> <p>5. In the interests of protecting the residential amenity of properties in the vicinity.</p> <p>6. To ensure that these aspects of the development are satisfactory.</p> <p>7. In the interests of visual amenity.</p> <p>8. To ensure proper planning control of the proposed development.</p>

BRENDAN O'DONOGHUE

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

Dated this 28th day of December 1979.



DUBLIN COUNTY COUNCIL

Tel. 01 (Ext. 143/145)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

Notification of Decision to Grant Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: **P. T. Hickey & Associates,**

Civil Engineers,

Greystones Harbour,

Co. Wicklow.

J. O'Loughlin Ltd.

Applicant

Decision Order **#/A749/78, 21/11/78.**
Number and Date

Register Reference No. **R.A. 1571.**

Planning Control No. **10953.**

Application Received on **22/9/78**

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:-

proposed 3 No. detached dwellinghouses at 'Little Fortfield', Templeogue Road,

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.</p> <p>2. That a financial contribution in the sum of £810. (eight hundred and ten pounds) be paid by the proposers 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 site.</p> <p>3. 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:-</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £5,000. (five 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, carparks, sewers, watermains and drains are taken in charge by the Council or/</p> <p>(b) Lodgment with the Council of an agreed sum 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/</p>	<p>1. To ensure that the development shall be in accordance with the permission, and effective control maintained.</p> <p>The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p> <p>3. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.</p>

on behalf of the Dublin County Council:

Contd. Over/

for Principal Officer

Date:

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>3. (c) contd. Lodgment 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 the guarantee scheme agreed with the Planning Authority, and such lodgment in any case has been acknowledged in writing by the Council.</p> <p>4. That access arrangements to Templeogue Road be in accordance with the requirements of the County Council. Adequate and safe traffic visibility lines must be provided. The applicants must agree these matters with the Roads Department before submitting the detailed access arrangements to the County Council for approval.</p> <p>5. That existing landscaping features and mature trees be retained except where traffic visibility lines are affected.</p> <p>6. That flank bathroom windows be of opaque glazing, and that the flank bedroom windows at first floor level be omitted. The necessary revisions to the house design, including any necessary revised house orientations, are to be submitted to and approved by the County Council before any constructional work is put in hands.</p> <p>7. That the water supply and drainage arrangements, including the satisfactory disposal of surface water, be in accordance with the requirements of the County Council.</p> <p>8. That each house be used as a single dwelling unit.</p> <p>9. That all public services to the proposed development, including electrical, communal television and telephone cables and equipment be located underground throughout the entire site.</p> <p>10. 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.</p> <p>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.</p> <p style="text-align: center;">(Contd.)</p>	<p>4. In the interests of the proper planning and development of the area.</p> <p>5. In the interest of amenity</p> <p>6. In the interests of residential amenity.</p> <p>7. In order to comply with Sanitary Services Acts, 1878-1964.</p> <p>8. To prevent unauthorized development.</p> <p>9. In the interests of amenity.</p> <p>10. In the interests of the proper planning and development of the area.</p> <p>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.</p>

NOTE:

If there is no appeal to An Bord Pleanála 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 Bord Pleanála. 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 Pleanála, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Decision to Grant Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: **P.T. Nicky & Associates,**

Civil Engineers,

Graydon Park,
Co. Wicklow.

Applicant

J. O'Loughlin Ltd.

Decision Order **21/11/78,**
Number and Date **21/11/78**

Register Reference No. **1071**

Planning Control No. **21/11/78**

Application Received on **21/11/78**

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:-

proposed 2 no. detached dwellings at 'Little Fortfield', Templeogue Road,

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
12. That the rear garden depth of House No. 1 be increased to not less than 10', minimum dimension.	12. In the interest of public safety and amenity.
13. That public lighting be provided on 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.	13. In the interest of public safety and amenity.
14. That before development commences, Satisfying Pre-law approval shall be obtained, and any conditions of such approval shall be observed in the development.	14. In order to comply with Statutory Notices 2001, 1978-1979.
15. That a financial contribution in the sum of \$400, per house be paid by the developer to the Dublin County Council towards the cost of provision of public open space which will facilitate the proposed development; this contribution to be paid before commencement of development on the site.	15. The provision by the County Council of public open space in the area of the proposed development will facilitate the development; it is considered reasonable that the developer should contribute towards the cost of providing this open space.
16. That only two no. dwellings be constructed on these lands and that the building shall be in conformity with the adjoining dwellings at the eastern boundary of the site.	16. In the interest of the proper planning and development of the area.

In behalf of the Dublin County Council:

for Principal Officer
21st November, 1978.

Date:

IMPORTANT: Turn overleaf for further information.