

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9798	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.2378
1. LOCATION	Knocklyon Road, Templeogue, Co. Dublin.		
2. PROPOSAL	27 revised house types on approved sites		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 8th Sept., 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name D. McCarthy and Co., Address "Lynwood House", Dundrum, Dublin, 14.		
5. APPLICANT	Name Rathfarnham Homes Limited, Address C/o Lynwood House, Dundrum, Dublin, 14.		
6. DECISION	O.C.M. No. P/3892/77 Date 27/10/77	Notified 28th October, 1977 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/4360/77 Date 8/12/77	Notified 8th December, 1977 Effect Permission Granted	
8. APPEAL	Notified Type	Decision 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.			
16.			
Prepared by _____ Checked by _____		Copy issued by _____ Registrar. Date _____ Co. Accts. Receipt No. _____	
Grid Ref.	O.S. Sheet		

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

**D. McCarthy & Co.,
Consulting Engineers,**

"Lyndon House", Ballintear, Dublin 16.

Bathfernham House Limited

Applicant:

Decision Order **F/3592/77, 27/10/77.**
Number and Date

Register Reference No. **A.2378**

Planning Control No. **9798**

Application Received on **8/9/77.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed 27 revised house types on approved sites at Knocklyon Road, Templeogue,

Conditions

1. Subject to the conditions of this permission, ~~of this permission~~, the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. Before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.
3. That conditions Nos. 1, 2, 3 and 5 of the Minister's order, dated 14/10/76, be adhered to in respect of this development.
4. That each dwellinghouse be used as a single dwelling unit.
5. That a financial contribution of £4,765.00 (four thousand, seven hundred and sixty five pounds) 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 site.
6. 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, car parks, sewers, watermains or drains has been given by:-
(a) Lodgment with the Council of an approved Insurance Company bond in the sum of £12,000., which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermains and drains are taken in charge by the Council or/

Reasons for Conditions

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. In the interest of the proper planning and development of the area.
4. To prevent unauthorised development.
5. 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.
6. To ensure that a ready sanction may be available to the Council to ~~ensure~~ provision of services and prevent discontinuity of development.

on behalf of the Dublin County Council:

E. J. O'Connell
Senior Administrative Officer

Form 4

Date:

- 8 DEC 1977

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.

6. (b) contd. 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/

(c) 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.

Notes:- When the development has been completed the Council may pursue the bond required to bring the estate up to the standard for taking in charge.

7. 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.

8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

9. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. The developers must ensure that no structure is erected within 4 metres or any reduced clearance that may be agreed with the Sanitary Services Engineers in special cases, on the existing main sewer traversing these lands. The developers must ensure that access facilities for maintenance, repairs and replacements are provided at all times to the existing foul and surface water sewers and manholes that will be located within individual dwellinghouse curtilages.

10. That the necessary land required for road improvement purposes, i.e. (a) the existing Knocklyon Improvement and (b) Firhouse Road Improvement, all as shown on the plans submitted to be reserved as such and kept free from building.

7. To protect the amenities of the area.

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

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

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

Contd./

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT.
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission ~~Approval~~ Local Government (Planning and Development) Act, 1963

To:

B. McCarthy & Co.,

Consulting Engineers,

"Lynton House", Ballintear, Dublin 16.

Applicant: **Rathfarnham Homes Limited**

Decision Order
Number and Date

**89
7/3262/77, 27/10/77.**

Register Reference No.

M. 237A

Planning Control No.

9798

Application Received on

6/9/77

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

proposed 27 revised house types on approved sites at Knocklyon Road, Templeogue,

Conditions

Reasons for Conditions

11. That the dwellinghouses on site Nos. 65-85, inclusive, be not completed or occupied prior to the completion of the necessary road works including extra carriageway widths, paths and verges as shown and specified on Drawing No. 1, dated November, 1975, submitted to the Council, which must be carried out by the developers to the constructional standards and requirements of the County Council.

12. The road improvement line boundaries must be set out and agreed on site with the Roads Engineer before any construction work is put in hand on these lands.

13. Development must not commence until the necessary reservations and road works to Knocklyon Road have been discussed and agreed with the County Council Roads Department.

14. A comprehensive landscaping scheme for the whole development and programs for such works must be fully agreed with the County Council. Constructional plant, stores or other materials are not to be placed on open space areas.

15. That screen walls in stone, concrete block-work or similar durable, non-perishable and non-combustible materials, not less than 6' in height, suitably capped and rendered, to the satisfaction of the County Council, be provided at all necessary locations, i.e. flank corners, abutting open space or playlots, so as to screen rear garden from public view. Timber fencing or panelling is not acceptable. The specific locations and extent of the screen walling must be fully discussed and agreed with the County Council before construction.

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

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

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

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 and in the interest of visual amenity.

On behalf of the Dublin County Council:

S. A. O.
Senior Administrative Officer

Form 4

Date:

8 DEC 1977

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.

16. 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 development commences.

17. That the details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.

18. 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.

15. 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.

17. *In the interest of amenity & public safety*

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


for Senior Administrative Officer.

8 DEC 1977