

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 3574	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1387
1. LOCATION	Green Acres, Firhouse Road, Templeogue, Co. Dublin.		
2. PROPOSAL	25 dwellinghouses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 31.5.77	Date Further Particulars (a) Requested 1. 27/7/77 2. _____ (b) Received 1. 26/9/77 2. _____
4. SUBMITTED BY	Name Frank Elmes, Esq., Architect, Address 29, The Drive, Wood Park, Ballinteer, Dublin, 14.		
5. APPLICANT	Name Brown and Carolan (Builders) Ltd., Address Knocklyon Road, Templeogue, Co. Dublin.		
6. DECISION	O.C.M. No. P/4155/77 Date 18/11/77		Notified 22nd November, 1977 Effect To Grant Permission
7. GRANT	O.C.M. No. P/49/78 Date 10/1/78		Notified 10th January, 1978 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		Copy issued by.....Registrar.	
Checked by		Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

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:

Decision Order

P/4155/77 18/11/77

Number and Date

M. 1397

Register Reference No.

3374

Planning Control No.

31/5/77

Application Received on

26/7/77

Assit. Info. Recd.

Frank Elmes, J.

33, The Drive,

Good Park, Ballistear, Dublin 14.

Applicant: **Browne & Carolan Builders Ltd.**

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

13-dwellinghouses at Green Acres, Pirhouse Road, Templeogue.

Conditions

Reasons for Conditions

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.
2. That development is not to commence until approval under the Building Bye-laws has been obtained and any conditions of such approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £4,875 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.
5. That no development under any permission granted pursuant to this decision be commenced until authority for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of Roads, open spaces, carparks, sewers, watermains or drains has been given by:-
 - (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £15,000 which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, water-mains and drains are taken-in-charge by the Council.
 - OR/
 - (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 it;

1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1960.
3. To prevent unauthorised development.
4. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

Contd/Over...

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date:

10 JAN 1978

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.

(2) satisfaction, on the provision and completion of such services to standard specification. On/

(3) agreement 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 agreement in any case has been acknowledged in writing by the Council.

When development has been completed the Council may require the land to secure completion of the works required to bring the Estate up to the standard for taking in charge.

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.

That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

That 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.

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

That the area shown as open space be levelled, drained and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

That the water supply and drainage arrangements be in accordance with the requirements of the County Council.

That all watermain tappings branch connections, wiring and colorisation 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.

6. To protect the amenities of the area.

7. In the interest of economy.

8. In the interest of security and public safety.

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

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

11. In order to comply with the Sanitary Services Acts, 1875-1956.

12. 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 recover the cost.

for Senior Administrative Officer.

STIPAL 01

DUBLIN COUNTY COUNCIL

8/49/78

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:

Frank Elmes,

19, The Drive,

Wood Park, Ballinteer, Dublin 14.

Brown & Carolan Builders Ltd.

Applicant:

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

23-dwellinghouses at Green Acres, Fishhouse Road, Templeogue.

Decision Order
Number and Date

7/4155/77: 15/11/77

H. 1337

Register Reference No.

3374

Planning Control No.

31/5/77

Application Received on

16/5/77

Conditions

Reasons for Conditions

1. That an acceptable street lighting and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
2. 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. These walls are required at the flank of site Nos. 1, 17, 18, 22, 23 and 25 and at the rear boundaries of site Nos. 1 - 22 incl., and 23 - 25 together with all necessary boundary walls required at the perimeter of the existing dwellinghouse "Green Acres". The specific locations and extent of walling must be discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
3. That rear garden depths be not less than 35-ft., measured from the rear most wall of any dwellinghouse.
4. That adequate and satisfactory vehicle access arrangements be provided to site No. 17, and any necessary revisions to the layout are to be fully discussed and agreed with the County Council before any constructional work takes place.
5. That the access arrangements including all necessary traffic visibility and sight lines be in accordance with the requirements of the Roads Engineer and these matters must be agreed with the Roads Department.
6. Any necessary revisions to the layout of house Nos. 1 - 22, that may be required to provide adequate vehicular access particularly in the case of site Nos. 18 and 17 and 22 and which may require a re-location of open space boundary adjoining site No.

13. In the interest of the proper planning and development of the area.
14. In the interest of visual amenity.
15. In the interest of the proper planning and development of the area.
16. In the interest of the proper planning and development of the area.
17. In the interest of the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.

Agreed with the County Council before any constructional work takes place.
Signed on behalf of the Dublin County Council:

Senior Administrative Officer

Date: 10 JAN 1978

Form 4

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.

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:

Frank Elmes,

29, The Drive,

Wood Park, Ballinteer, Dublin 14.

Browne & Carolan Builders Ltd.

Applicant:

Decision Order
Number and Date

P/4155/77: 15/11/77

N. 1337

Register Reference No.

3374

Planning Control No.

31/5/77

Application Received on

26/5/77

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

25-dwellings at Green Acres, Firhouse Road, Templeogue.

Conditions

Reasons for Conditions

1. That all acceptable street naming and house numbering schemes be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
2. That screen walls in block or similar durable materials not less than 2-metres high suitably copped and rendered be provided at the necessary locations as to screen rear gardens from public view. These walls are required at the flank of site Nos. 1, 17, 18, 19, 20 and 21 and at the rear boundaries of site Nos. 1 - 22 incl., and 23 - 25 together with all necessary boundary walls required at the perimeter of the existing dwellinghouse "Green Acres". The specific locations and extent of walling must be discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
3. That rear garden depths be not less than 35-ft., measured from the rear most wall of any dwellinghouse.
4. That adequate and satisfactory vehicle access arrangements be provided to site No. 17, and any necessary revisions to the layout are to be fully discussed and agreed with the County Council before any constructional work takes place.
5. That the access arrangements including all necessary traffic visibility and sight lines be in accordance with the requirements of the Roads Engineer and these matters must be agreed with the Roads Department.
6. Any necessary revisions to the layout of house Nos. 5 - 22, that may be required to provide adequate vehicular access particularly in the case of site Nos. 5 and 17 and 22 and which may require a re-location of open space boundary adjoining site No. 17.
7. In the interest of the proper planning and development of the area.
8. In the interest of visual amenity.
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
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.

Agreed with the County Council before any constructional work takes place.
Signed on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date: 10 JAN 1978

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.