

COMHAIRLE CHONTAE ÁTHA CLIATH

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| File Reference P.C. 13129 | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER | REGISTER REFERENCE M. 1087 |
| 1. LOCATION | Holy Ghost Fathers Lands at Kimmage Manor, Dublin, 6. S | |
| 2. PROPOSAL | 198 detached dwellinghouses | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | P. | 2nd May, 1977 |
| | (a) Requested | Date Further Particulars (b) Received |
| | 1. | 1. |
| | 2. | 2. |
| 4. SUBMITTED BY | Name R. F. MacDonnell, Esq., Architect, Address Clonross, Blanchardstown, Co. Dublin. | |
| 5. APPLICANT | Name Connolly Construction Co. Limited, Address Syscon House, Cian Park, Drumcondra. | |
| 6. DECISION | O.C.M. No. P/2263/77 | Notified 1st July, 1977 |
| | Date 1/7/77 | Effect Permission Granted. |
| 7. GRANT | O.C.M. No. | Notified |
| | Date | Effect |
| 8. APPEAL | Notified 5/8/77 & 18/7/77 | Decision 1st May, 1978 |
| | Type 1st & 3rd Party | 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 3226 - Section 31 & 35 | |
| 12. PURCHASE NOTICE | | |
| 13. REVOCATION or AMENDMENT | | |
| 14. | | |
| 15. | | |
| 16. | | |

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|-------------------|---------------------|----------------------------|
| Prepared by | Copy issued by..... | Registrar. |
| Checked by | Date..... | |
| Grid Ref. | O.S. Sheet | Co. Accts. Receipt No..... |
| | | |

SECOND SCHEDULE (Contd.)

| Column 1 - Conditions | Column 2 - Reasons for Conditions |
|--|---|
| <p>(b) the erection of houses on the proposed open space area lettered "B" on the lodged plans to the extent that it is possible to accommodate such houses while maintaining a minimum rear garden length of 35 feet and a minimum building line of 25 feet;</p> <p>(c) the erection of one house on the open space area lettered "D" adjoining plot number 114 on a plot of similar size and shape to that numbered 114;</p> <p>(d) the relocation of that part of the estate road flanking plot number 155 and fronting plots numbered 156 to 165 inclusive to a position 20 feet further east than that shown on the lodged plan with the consequent relocation of the said numbered houses;</p> <p>(e) the omission of two houses from the group of eight houses numbered 12 to 19 inclusive which front onto the turning circle of the cul de sac road at the north western corner of the site and the re-arrangement of the remaining six houses so as to provide (i) approximately equal road frontage for each house, (ii) a separation distance of not less than 50 feet between any of the said six houses and the distributor road to the west and (iii) the orientation of the house to be located nearest to houses numbered 22 to 24 inclusive so as to minimise overlooking of those houses.</p> <p>4. The areas lettered "A" (as increased by condition 3 (a) above), "D" (as diminished by condition 3(c) above) and "C" shown as "Open Space" on the lodged plans and the minor open spaces proposed throughout the site shall be levelled, soiled, seeded, and</p> | <p>(c) Part of the adjustment to offset the elimination of houses on sites Nos. 190 - 198 and the increase of open space in that area.</p> <p>(d) To ensure adequate separation in the interests of residential amenity between these houses and houses numbered 132 and 133.</p> <p>(e) It is considered that there is an undue number of houses fronting onto this turning circle with consequent substandard road frontages.</p> <p>4. In the interests of the amenities</p> |

SECOND SCHEDULE (Contd.)

| Column 1 - Conditions | Column 2 - Reasons for Conditions |
|---|--|
| <p>landscaped and shall be made available for use of residents when the houses are ready for occupation. A comprehensive landscaping scheme shall be agreed between the developer and the planning authority and such agreed scheme shall be carried out as part of the development.</p> | |
| <p>The said open spaces shall not be used for storage purposes during building operations.</p> | |
| <p>5. Suitably capped and rendered screen walls not less than 6 feet in height shall be erected in accordance with the requirements of the planning authority so as to screen rear gardens from public view.</p> | <p>5. In the interests of privacy and residential amenity.</p> |
| <p>6. All public services for the proposed development including electrical, communal television and telephones cables and equipment shall be located underground throughout the entire site.</p> | <p>6. In the interests of visual amenity.</p> |
| <p>7. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.</p> | <p>7. To ensure that street lighting of adequate standard is provided in the interests of amenity and public safety.</p> |
| <p>8. The developer shall pay a sum of money 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. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.</p> | <p>8. 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> |

SECOND SCHEDULE

| Column 1 - Conditions | Column 2 - Reasons for Conditions |
|--|--|
| <p>1. The developers shall construct to the standards, width and specifications of the planning authority the section of distributor road along the western boundary of the site so as to connect the existing distributor road to the north of the site at Glendown Estate (Mountdown) with that to the south at Orwell Park Estate. The said section of distributor road shall be constructed prior to, or at the time when the house foundations are being laid and shall be completed and opened for use before any of the proposed houses are occupied.</p> | <p>1. To ensure adequate access and a reasonable distribution of traffic from the proposed development in the interests of traffic safety.</p> |
| <p>2. The proposed east west road through the site to Cypress Drive shall be constructed as a through route to Cypress Drive and from a point approximately 250 feet west of the site boundary at Cypress Drive the carriageway width of the said east west road shall be progressively reduced, over an even gradient of reduction, so as to conform at its junction with Cypress Drive, at the eastern boundary of the site, with the carriageway width of approximately 20 feet on Cypress Drive.</p> | <p>2. In the interests of traffic safety and convenience.</p> |
| <p>3. The layout of the development shall be revised in agreement with the planning authority to provide for:</p> <p>(a) The omission of the houses proposed to be erected on plots numbered 190 to 198 inclusive on the lodged plans and the incorporation of this area into the adjoining open space area lettered "A" on the said plans;</p> | <p>3. (a) and (b) To provide a compact area of open space of adequate size and shape in consolidation with the existing open space to the east in the interests of the recreational amenities of the area and eliminate the bisection of the proposed open space areas A and B by the east/west road in the interests of traffic safety.</p> |

SECOND SCHEDULE (Contd.)

| Column 1 - Conditions | Column 2 - Reasons for Conditions |
|---|---|
| <p>9. Before the development is commenced 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 roads, footpaths, sewers, watermains, drains, public open spaces, playlots, public lighting and other services required in connection with the development, coupled with an agreement empowering the said 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 planning authority and the developer, or, failing such agreement shall be as directed by An Bord Pleanála.</p> | <p>9. To ensure the satisfactory completion of the development.</p> |

JOHN S. CONWAY

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

Dated this 16th day of July 1978.



PL 6/5/28408

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: M. 1087

APPEALS by Templeogue Wood Residents' Association care of 5, Templeogue Wood, Templeogue, Dublin; Holy Ghost Fathers, Kimmage Manor, Dublin, and Connolly Construction Company Limited, Syson House, Gian Park, Drumcondra, Dublin, against the decision made on the 1st day of July, 1977, by the Council of the County of Dublin deciding to grant subject to conditions a permission to the said Connolly Construction Company Limited, for housing development on a site at Holy Ghost Fathers land, Kimmage Manor, Templeogue 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 housing development on the said land 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

The proposed development accords with the zoning provisions of the development plan and provided the conditions set out in the Second Schedule are complied with it is considered that the development would be in accordance with the proper planning and development of the area.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To: **Raymond F. MacDennell,**
Clonrose,
Blanchardstown, Co. Dublin.

Decision Order Number and Date **P/2263/77 1/7/77**

Register Reference No. **H. 1087**

Planning Control No. **13129**

Application Received on **2/6/77**

Applicant: **Connolly Construction Co. Limited.**

In pursuance of its functions under the above-mentioned Act 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 **12 detached houses at Holy Ghost Fathers Lands, Kinnage Manor, Templeogue.**

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 specifications lodged with the application save as is in the conditions hereunder otherwise required.</p> <p>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.</p> <p>3. That each dwellinghouse be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £41,625. 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.</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 of Roads, open space, car-parks, sewers, watermain or drains has been given by:-</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £60,000. which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermain and drains are taken-in-charge by the Council.</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</p> | <p>1. To ensure that the development shall be in accordance with the permission and effective control maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p> <p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> |

Contd/over.

on behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Date: **1st July 1977**

Form 3

IMPORTANT: Turn overleaf for further information

Conditions

Reasons for Conditions

5. (b) satisfaction, on the provision and completion of such services to standard specification.
- (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.
6. That the Distributor Road link connecting road, at the west boundary of the site, between Orwell Estate and Glendown Estate (Mountdown) be constructed and completed by the applicants to the constructional standards, widths and specifications of the County Council, before the completion or occupancy of any dwellinghouse now proposed.
7. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the requirements of the County Council. Cognisance must be taken of the existing water main, at the west side of the site and all necessary measure must be taken by the developers to ensure that this existing watermain is adequately protected from ~~damage~~ ^{damage} at all times. The applicants must consult with the Sanitary Services Engineers with regard to all these matters.
8. That one No. dwellinghouse on sites Nos. 12, 13, 14, 15, at the west side be omitted in order to provide adequate separation and access arrangements for the houses proposed along the cul-de-sac.
9. That not less than 50-ft. minimum rear gardens be provided to sites Nos. 16 to 19, where they adjoin the proposed Distributor Road Link connection.
10. That sites Nos. 190-198 be omitted and the site curtilages, including the length of proposed estate road between site No. 93 and the boundary with Cypress Drive, flanking site Nos. 196, 197 and 198, be added to open space "A" in lieu of open space "C". The proposed estate road fronting to site Nos. 83 to 93, and immediately west of site No. 93, the specific position of this turning circle and

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

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

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

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

Contd/Over.

[Signature]
for Senior Administrative Officer.

Note:

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To: Raymond F. MacDonnell,
Clonrose,
Blanchardstown, Co. Dublin.

Decision Order Number and Date P/2263/77; 1/7/77
Register Reference No. R. 1087
Planning Control No. 13129
Application Received on 2/5/77

Applicant: Cannolly Construction Co. Limited.

In pursuance of its functions under the above-mentioned Act 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 ~~the~~ detached ~~new~~ houses at Holy Ghost Fathers Lands, Kinnage Manor, Templeogue.

SUBJECT TO THE FOLLOWING CONDITIONS:

| Conditions | Reasons for Conditions |
|--|---|
| <p>10. It is to be agreed with the County Council. A pedestrian path is to be provided from this turning circle end to the east boundary where it adjoins Cypress Drive; the details of this path and its specific location are to be agreed with the County Council. The estate, ^{fronting} flanking to site No. 155 and fronting to site Nos. 156-165, is to be re-located approximately 20-ft. in an easterly direction so as to provide for more satisfactory separation for the dwellinghouses proposed at the west side of these re-located estate road ^{and that} in relation to the proposed centrally located cul-de-sac arrangements, in the vicinity of site Nos. 124-141. The revised expanded open space "A" is to provide for the re-location of open space "C" added to the initial open space "A". The necessary adjustments to the housing estate layout must be fully discussed and approved with the County Council before any constructional works are put in hands.</p> | <p>10. In the interest of the proper planning and development of the area and to provide for adequately located and integrated main open space.</p> |
| <p>11. The proposed open space "C" is to be omitted from the development and this area is to be used for the construction of the dwellinghouses between site Nos. 53-54 together with the necessary length of estate road fronting to the proposed houses. The dwellinghouses proposed on site Nos. 34, 35, 52, 53 should be considered for re-location fronting to the new length of road to be provided along the frontage of site Nos. 33 and 54. The necessary adjustments to the housing estate layout must be fully discussed and approved by the County Council before any constructional works are put in hands.</p> | <p>(including plans incorporating the revisions)</p> <p>11. In the interest of the proper planning and development of the area.</p> |

on behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Form 3

Date: 1st NX July 1977

IMPORTANT: Turn overleaf for further information

| Conditions | Reasons for Conditions |
|--|---|
| 12. Open space "D" is to be adjusted in areas so as to provide for the erection of 1 additional dwelling house in a location to be agreed with the County Council which may be at the flank of No. 114 or at the south side of No. 115. | 12. In the interest of the proper planning and development of the area. |
| 13. That the areas shown as open space together with the adjusted open space areas referred to in condition Nos. 10, 11, 12 above be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. A comprehensive landscaping scheme for the whole development and programme 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. | 13. In the interest of the proper planning and development of the area. |
| 14. 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. | 14. To protect the amenities of the area. |
| 15. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site. | 15. In the interest of amenity. |
| 16. 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. | 16. In the interest of amenity and public safety. |
| 17. That no dwelling house be occupied until all the services have been connected thereto and are operational. | 17. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964. |
| 18. That the screen walls in block or similar durable materials not less than 6' high suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable. | 18. In the interest of visual amenity. |
| 19. The developers must ensure that adequate separation clearance distances are provided between | 19. In the interest of the proper planning and development of the area. |

ASB
for Senior Administrative Officer.

Note:

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To: Raymond F. MacDonnell, Decision Order Number and Date P/2253/77: 1/7/77
Clonross, Register Reference No. M. 1087
Blanchardstown, Co. Dublin, Planning Control No. 13129
Applicant: Connolly Construction Co. Limited. Application Received on 2/5/77

In pursuance of its functions under the above-mentioned Act 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/~~XXXXXXXXXX~~ for 23 detached 2 1/2 houses at Holy Ghost Fathers Lands, Kilmage Manor, Templeogue.

SUBJECT TO THE FOLLOWING CONDITIONS:

| Conditions | Reasons for Conditions |
|---|--|
| 19. Flank walls of houses and site curtilage boundaries for the purpose of ensuring that adequate space is available for the house drainage systems required to be constructed between the rear and fronts of houses to the main drainage and main water supply systems. Any necessary adjustments to house locations in relation to curtilage boundaries must be fully discussed and approved by the County Council. | 19. In the interest of the proper planning and development of the area. |
| 20. That all watermain tapping 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. | 20. 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. |
| 21. 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. | 21. In the interest of the proper planning and development of the area. |
| 22. That the requirements of the Parks Superintendent regarding the necessary works and landscaping for estate roads and open spaces, including the provision of necessary playlots be ascertained before any development works are commenced and be fully observed in the carrying out of this development. | 22. In the interest of amenity and the proper planning and development of the area. |

behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Date: 1st July, 1977.

Form 3

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ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL

Ref. ENF 3226

Date: 7/9/89


Administrative Officer
Registry Section
Planning Department
Dublin County Council:

RE: Reg. Ref. No. M 1087, SA 1053 & SA 1118

Cypress Downs, Tenplough

* Warning/Enforcement Notices (Section 31 & 35), have been served on the above lands. Please amend statutory Planning Register if necessary.

Details are in Part III.


Staff Officer
Enforcement Section: