

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9798/4601	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE S M. 526
1. LOCATION	Sites 33 /44 and 72/79 Knockiyon Road, Templeogue.		
2. PROPOSAL	Revised housing development.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 7.3.'77	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 Lansdowne Construction Co. Limited, Address C/o Lynwood House, Dundrum, Dublin, 14.		
6. DECISION	O.C.M. No. P/1487/77 Date 6/5/77	Notified 6th May, 1977 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/2258/77 Date 11/7/77	Notified 11th July, 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 _____		Copy issued by _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

p/2258/77

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

D. McCarthy & Company.

Cynwood House,

Ballinteer Road, Dundrum, Dublin, 14.

Applicant: Lansdowne Construction Company Ltd.

Decision Order
Number and Date

P/1467/77 ~~5/5/77~~ 6/5/77

Register Reference No. M. 526

Planning Control No. 979B/4601

Application Received on 7/3/77

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

Proposed revised house types on approved sites at 33/44 and 72/79, Knocklyon Road.

Conditions

Reasons for Conditions

1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. That conditions Nos. 1, 2, 3, and 5 of the Minister's order dated 14th October, 1976, be adhered to in respect of the development.
3. 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.
4. That each dwellinghouse be used as a single dwelling unit.
That a financial contribution in the sum of £15,000 (fifteen thousand 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.
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 ~~XXXXXX~~ Authority of roads, open space, car parks, sewers, watermain or drains has been given by:
(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of

1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. In the interest of the proper planning and development of the area.
3. In order to comply with the Sanitary Services Acts, 1878 - 1964.
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 disamenity of development.

on behalf of the Dublin County Council:

for

Senior Administrative Officer

Form 4

Date:

11 JUL 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.(a) £20,000 which shall be kept in force by the developer until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.
- (b) Lodgement 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.
- (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 the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

Note: 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 developer must ensure that no structure is erected within 4-metres, or any reduced clearances that may be agreed with the Sanitary Services Engineers in special cases, on the existing main sewers traversing these lands. The

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, 1879 - 1964.

Continued:

[Signature]
for Senior Administrative Officer

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

Number and Date

P/1487/77

~~17/7~~ 6/5/77

D. McCarthy & Company.

Register Reference No.

M. 526

Lynwood House,

Planning Control No.

9798/4601

Ballintear Road, Dundrum, Dublin, 14,

Application Received on

7/3/77

Applicant: Lansdowne Construction Company Ltd.

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

XXXXXX

Proposed revised house types on approved sites at 33/44 and 72/79, Knocklyon Road,

Conditions

Reasons for Conditions

9. 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 proposed distributor road at the west side, (b) the existing Knocklyon Improvement and (c) Firehouse Road Improvement, all as shown on the plans submitted to be reserved as such and kept free from buildings.

11. That the dwellinghouse 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. 2, 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 constructional work is put in hands 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.

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.

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

Continued:

on behalf of the Dublin County Council:

for

Senior Administrative Officer

Form 4

Date:

11 JUL 1977

val of the Council under Building Bye-Laws must be obtained before the development is commenced
ne terms of approval must be complied with in the carrying out of the work.

14. 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.

15. That screen walls in stone, concrete, blockwork 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., flanks corners, abutting open space or playlots, so as to screen rear gardens 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.

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.


for Senior Administrative Officer.