

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 14168	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE K.28
1. LOCATION	Dargle Lodge, Knocklyon Road, Templeogue, Dublin, 14. S		
2. PROPOSAL	Revision of house type and layout for 74 houses - Phase 2.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 8th Jan., 1975	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name Abbey Homesteads Limited, - Co. Architect, Address 40, Upper Mount Street, Dublin, 2.		
5. APPLICANT	Name D.O. Address		
6. DECISION	O.C.M. No. P/646/76 Date 5/3/76	Notified 5/3/76 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/1113/76 Date 15/4/76	Notified 15th April, 1976 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  
Number and Date: P/646/76; 5/3/76

Abbey Homesteads Ltd., Register Reference No. R.28

40 Upper Mount Street, Planning Control No. 14158

Dublin 2, Application Received on 8/1/76.

Applicant: Abbey Homesteads.

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

XXXXX

**Proposed revisions of house types and layout (74 No. dwellinghouses)  
Phase 2, Dergle Lodge, 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.	(1) To ensure that the development shall be in accordance with the permission, and effective control be maintained.
(2) That a financial contribution in the sum of £14,040 (fourteen thousand, and forty 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.	(2) The provision of such services in the area by the Council facilitates the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
(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, car parks, sewers, watermain and drains has been given by:-	(3) To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.
(a) Lodgement 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 spaces, car parks, sewers, watermain and drains are taken-in-charge by the Council. or/..	
(b) Lodgement with the Council of an agreed sum to be applied by the Council at its	

Continued/.....

on behalf of the Dublin County Council: For

*Mue*  
Senior Administrative Officer

Form 4

Date 10th April 1976

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.

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) 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 either case has been acknowledged in writing by the Council.

(4) That building of houses on site numbers 111 and 112 shall be postponed and a 24-ft. wide carriageway and footpaths shall be constructed across these sites from the end of the proposed turning circle at the west of the site to Knocklyon Road and the carriageway, footpaths and the junction with Knocklyon Road shall be constructed to a standard and design to be agreed with the Planning Authority or in default of agreement, as may be determined by the Minister for Local Government. The applicants must submit details of the proposed temporary access, after consultation with the Roads Engineer, to the County Council for approval. The temporary access must provide for vision splays of 300-ft. from a 30-ft. set back. The applicants must also agree the necessary frontage works required for the purpose of providing adequate and satisfactory footpath facilities between the temporary access point and house No. 1, (one) of the proposed Phase I, development with the Roads Department.

(5) On completion of the said east/west main road, the temporary carriageway and paths shall be removed and the land comprising

(4) To provide a temporary access to the development pending the completion of the proposed east/west main road.

(5) To provide for the proper planning completion of the development.

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 : **Abbey Homesteads Ltd.,**  
**40 Upper Mount Street,**  
**Dublin 2.**

Decision Order  
Number and Date **P/646/76; 6/3/76.**

Register Reference No. **R.20**

Planning Control No. **14168**

Application Received on **8/1/76**

Applicant: **Abbey Homesteads.**

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

XXXXXX

**Proposed revisions of house types and layout (74 No dwellinghouses)**  
**Phase 2, Dargle Lodge, Knocklyon Road.**

Conditions	Reasons for Conditions
<p>sites 111 and 112 shall be made good preparatory to construction of houses thereon.</p> <p>(6) All services required in connection with the proposed development such as electrical, and telephone cables and equipment shall be located underground throughout the entire site.</p> <p>(7) Public lighting shall be provided in accordance with the Planning Authority's standard requirements for such a service.</p> <p>(8) The design and construction of roads, paths, front boundary walls, watermains and sewers, shall be in accordance with the standard requirements of the Planning Authority.</p> <p>(9) <del>That</del> areas shown as open spaces shall be reserved as public open spaces and shall be levelled, mowed, seeded and landscaped and shall be available for use by residents on completion of the houses. The public open space areas must be fenced off and protected from damage during the housing construction works. Materials, plant, stores, and site offices must not be located on public open space areas.</p> <p>(10) Existing mature trees and landscape features shall be retained save where their removal is essential to facilitate the development.</p>	<p>(6) In the interest of the visual amenity of the area.</p> <p>(7) To ensure that street lighting of adequate standard is provided in the interests of amenity and public safety.</p> <p>(8) To ensure satisfactory standards for these parts of the development.</p> <p>(9) In the interests of the amenities of future residents of the houses.</p> <p>(10) In the interests of the visual amenity of the area.</p> <p>Continued/..</p>

on behalf of the Dublin County Council: **For.**

*MK*  
Senior Administrative Officer

Form 4

Date **15th March 1976**

(11) ~~Land required for the improvement line boundaries, including the existing Knocklyon Road, must be set out and agreed on site with the Roads Engineer before any housing construction works are put in hand.~~

(11) To facilitate the carrying out of potato road works in the vicinity.

(12) The water supply and drainage arrangements including the disposal of surface water and all necessary adjustments and diversion works to existing streams shall be in accordance with the requirements of the Planning Authority; in the event of agreement not being reached with the said Authority, the works shall be carried out and determined by the Minister for Local Government.

(12) To safeguard public health.

(13) Not less than 8-ft. high screen walls, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. The 8-foot high screen walls to be erected along adjoining the new distributor road boundaries shall be properly constructed and finished to the requirements of the Planning Authority, or in the event of dispute, as may be determined by the Minister for Local Government. The specific locations and extent of durable walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

(13) In the interest of the visual amenities 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.

for. Senior Administrative Officer.

Continued/...

# 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.....

Register Reference No. **P/840/76, 5/3/76**

Planning Control No. **K. 20**

Application Received on **14160**

**5/1/76**

**Abbey Homesteads Ltd.,**

**40, Upper Mount Street,**

**Dublin 2,**

Applicant : **Abbey Homesteads,**

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

**RE MARK**

**Proposed revisions of house types and layout (74 dwelling houses)  
for Phase 2, Daxie Lodge, Knocklyon Road.**

Conditions	Reasons for Conditions
(15) That before development commences approval under the Building Bye-laws to be obtained, and all conditions of that approval shall be observed in the development.	(15) In order to comply with the Sanitary Services Acts, 1878-1964.

on behalf of the Dublin County Council

*MK*  
Senior Administrative Officer

Form 4

Date :

**15/1/76**

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.