

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference P.C.14168	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K 1838
1. LOCATION	Phase 1, Dargle Wood, Knocklyon Road, Templeogue		
2. PROPOSAL	Revised layout		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 26th July, 1976	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Company Architect, Abbey Homesteads Ltd., Address 40, Upper Mount St., Dublin, 2.		
5. APPLICANT	Name Abbey Homesteads Limited, Address 40, Upper Mount St., Dublin, 2.		
6. DECISION	O.C.M. No. P/2513/76 Date 22/9/76		Notified 22nd September, 1976 Effect To Grant Permission
7. GRANT	O.C.M. No. P/3717/76 Date 2/11/76		Notified 2nd November, 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 byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

8/37/76

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

Mr. G. J. C.

- 3 (a) maintd. sewers, watermains 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 its satisfaction, or the provision and 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 either case has been acknowledged in writing by the Council.
4. 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.
7. That all public services to the proposed development, including electrical and telephone cables and equipment be located underground throughout the entire site.
8. That details of the proposed public lighting arrangements be submitted to and approved by the County Council, so as to provide street and pedestrian way lighting to the standard required by the County Council.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the design, location and construction of roads, turning circles, paths and front boundary walls, watermains and sewers be in accordance with the requirements of the County Council.
6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and proper planning and development of the area.
9. In the interest of the proper planning and development of the area and to comply with the Sanitary Services Acts, 1878-1964.
10. To ensure a satisfactory standard of development.

Contd. Over/

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

TELEPHONE 2951 (Ext. 131)

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

To: **Company Architect,**
Abbeyhomesteads Ltd.,
40, Upper Mount Street,
Dublin 2.

Decision Order Number and Date **P/2513/76; 22/9/76**
Register Reference No. **K.1050**
Planning Control No. **14160**
Application Received on **26/7/76**

Applicant: **Abbey Homesteads Ltd.,**

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

Proposed revised layout of phase 1, Dargle Lodge, Knocklyon Road,

Templeogue, Dublin 14.

Conditions	Reasons for Conditions
<p>11. That the area shown as public open space be reserved as such and be levelled, graded, silted, seeded and landscaped to the satisfaction of the County Council and to be made available for use by residents on completion of their dwellings.</p> <p>12. That the existing mature trees and landscape features be retained where practicable. In the event that some tree removal operations become necessary by reason of location of roads and services the applicants must obtain the prior consent of the County Council to any such works.</p> <p>13. That additional landscaping proposals and programme for such works be submitted to and approved by the County Council prior to the commencement of development on the site. In this regard the following is required:</p> <p>(a) the planting of one semi-mature tree in the rear garden of all houses backing onto or side onto roads.</p> <p>(b) tree and shrub planting of the open space skirting the proposed major road.</p> <p>14. That the water supply and drainage arrangements including the disposal of surface water and all necessary adjustments and diversion works to existing stream must be in accordance with the requirements of the Co. Council. (The applicant must agree treatment of the stream course and necessary</p>	<p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of amenity.</p> <p>13. In the interest of amenity.</p> <p>14. In order to comply with the Sanitary Services Acts, 1878-1964.</p>

before any housing development works are commenced).

15. That consultation and agreement be reached with the Electricity Supply Board regarding the location and number of transformers or substations required for the proposed development prior to commencement of development.

16. That any mini-pillars proposed in the development be located at suitable locations off grass verges. In this regard it is preferable that any mini pillars be located in walled recesses to the front or side gardens of dwellings.

17. That the developer shall maintain all roads, open space and services in the estate in a proper condition until the estate has been taken in charge by the County Council.

18. That screen walls not less than 6-ft. in height be provided at the necessary locations in order to screen rear and side gardens from public view. These screen walls are to have weathered throated capping with two inch projections and two inch vertical faces.

Details of the proposed colour, finishes, texture etc. of these walls to be submitted to the Planning Department for approval.

19. Front driveways to 75/80 inclusive to be realigned to provide an entry at right angles to roadway.

20. That the triangular portions of land located to the rear of site Nos. 68, 69, 74 & 75 and to the sides of sites 67, 68, and 75 be included in the private open space of the appropriate sites, or of Dargle Lodge lands.

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

16. In the interest of amenity.

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

18. In the interest of amenity.

19. In the interest of traffic safety.

20. In order to ensure a satisfactory standard of completion of the estate and to prevent the land being left as unused and derelict.


for Senior Administrative Officer.