

# DUBLIN COUNTY COUNCIL

2951 (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/3057/76 14/9/76

P.M. Delany,

Register Reference No. K.1733

Schaffhausen,

Planning Control No. 13129

Falls Rd., Shankill, Co. Dublin.

Application Received on 15th July '76

Applicant: Mountdown Holdings Ltd.

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

proposed residential development (49 No. houses) at Mountdown Estate, North of Templeville 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.

1. To ensure that the development be in accordance with the permission and effective control maintained.

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.

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

3. That each dwellinghouse be used as a single dwelling unit.

3. To prevent unauthorised development.

4. That a financial contribution in the sum of 946 (eight thousand nine hundred and forty-six 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.

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. That no development under any permission granted pursuant to this decision be commenced until security for the ~~xxxx~~ provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of Roads open space, carparks, sewers, watermains or drains has been given by:-

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.

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £13,000 which shall be kept in force by the developer  
Contd./...

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date: 16th December, 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.

5.

(a) Contd./.. until such time as the roads, open space, car-parks, sewers, watermains and drains are taken-in-charge by

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

6. 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 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 lighting to the standard required by the County Council.

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

10. That the screen walls in block or similar durable materials not less than 6' high suitably capped and rendered be provided at the necessary

Contd./

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.

10. In the interest of visual amenity.

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13129	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE S K.1733
1. LOCATION	Mountdown Est., North of Templeville Rd., Templeogue, Co. Dublin.		
2. PROPOSAL	Residential development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 15.7.'76	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name Mr. P. M. Delany, Address Scheffhauseu, Falls Road, Shankill.		
5. APPLICANT	Name Mountdown Holdings Ltd., Address 18, Riverside Drive, Rathfarnham, Co. Dub.		
6. DECISION	O.C.M. No. P/3057/76 Date 14/9/76	Notified 14th September, 1976 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/4212/76 Date 16/12/76	Notified 16th December, 1976 Effect Permission Granted	
8. APPEAL	Notified 25/10/76 Type 1st Party (Conds)	Decision APPEAL WITHDRAWN 13/12/76 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 .....

Checked by .....

Copy issued by .....Registrar.

Date .....

Co. Accts. Receipt No. ....

Grid Ref.

O.S. Sheet



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proposed residential development (49 No. houses) at Mountdown Estate, North of Templeville Road, Templeogue.

## Conditions

## Reasons for Conditions

10. Contd./ locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

The design and constructional details and finishes of boundary walls adjoining the main distributor roads must be the subject of discussion and agreement with the County Council before construction. The boundary treatment at the north & east boundaries of the main public open space must provide for both walling and railing.

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

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

13. That the necessary arrangements be made by the applicant's for the protection of the existing main drainage system traversing the lands and any proposed dwellinghouses must be located with the required clearances from the existing pipes. The applicants must agree the proposed use for the lands coloured yellow on Drawing No. 0015 dated 12th July, 1976, adjoining site Nos. 290 and 291, after consultation with the Sanitary Services Engineer, for the purpose of

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

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

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

Contd./

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date: 16th December, 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.

13. Contd./.... providing access to the Councils pipe system at all times.

14. That any necessary lands required for river maintenance and improvement, and proposed busway route be reserved as such and kept free from building development.

15. That site Nos. 291 - 302 incl. be excluded from this permission pending clarification of the proposed busway route which is likely to seriously affect these sites. The applicant's must consult with both the County Council and C.I.E. with regard to these matters, and obtain the specific permission of the planning authority in writing prior to ~~the~~ the commencement of any of this section of the development.

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.

MLR  
for Senior Administrative Officer

Date 16th December, 1976