

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.D. 13351	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K. 1299 S
1. LOCATION	Willington Estate, Wellington Lane, Templeogue		
2. PROPOSAL	Residential - 71 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 1st June, 1976	Date Further Particulars
			(a) Requested 1. 30/7/76 2. (b) Received 1. 30/8/76 2.
4. SUBMITTED BY	Name Gallagher Group Limited, Address 23 Clare Street, Dublin 2.		
5. APPLICANT	Name As Above Address		
6. DECISION	O.C.M. No. P/2913/76 Date 3/9/76	Notified 6th September, 1976 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/3412/76 Date 14/10/76	Notified 14th October, 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.	

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/2913/76; 3/9/76**

Gallagher Group Ltd.,

Register Reference No. **K. 1898**

23 Clara Street,

Planning Control No. **13351**

Dublin 2.

Application Received on **1/6/76**

Applicant: **Gallagher Group Ltd.,**

Addit. Inf. rec'd **30/8/76**

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

Proposed 71 houses at Willington Estate, Willington Lane.

Conditions

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.
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.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £9,450, (nine thousand four hundred and fifty 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 Authority of roads, open space, car-parks, sewers, watermain or drains has been given by:-
(a) Lodgement with the Council of an

Reasons for Conditions

1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorized development.
4. 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.
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.

Continued/.....

who
on behalf of the Dublin County Council:

For.

MLK
Senior Administrative Officer

Form 4

Date: 14th October, 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.

(1) Screen walls 2m high are to be provided to rear of existing houses at Kennington Lane where such boundaries are indicated.

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/1913/76; 3/9/76**

Gallagher Group Ltd.,

Register Reference No. **R. 1299**

23 Clare Street,

Planning Control No. **13351**

Dublin 2.

Application Received on **1/6/76**

Applicant: **Gallagher Group Ltd.,**

Addit. inf. rec'd **30/8/76**

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4. 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.
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.

Continued/.....

on behalf of the Dublin County Council:

For:

Signature
Senior Administrative Officer

Form 4

Date: 14th October, 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.

approved Insurance Company Bond in the sum of £21,200, (twenty one thousand two hundred pounds) which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him 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 £13,100 (thirteen thousand one hundred pounds) 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.
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 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 development has been completed the Council may pursue the security given to secure completion of the works required to bring the estate up to the standard for taking in charge.

5. 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.

6. To protect the amenities of the area.

Continued/.....

for. Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date **P/2913/76; 3/9/76**

Gallagher Group Ltd.,

Register Reference No. **K 1299**

23 Clare Street,

Planning Control No. **13351**

Dublin 2.

Application Received on **1/6/76**

Additional Inf. rec'd 30/8/76

Applicant: Gallagher Group Ltd.,

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

Proposed 71 houses at Willington Estate, Willington Lane.

Conditions	Reasons for Conditions
7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwelling house be occupied until all the services have been connected thereto and are operational.	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) That screen walls in concrete block or similar durable materials not less than 6-ft. high suitably capped and rendered be provided at the necessary 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. <i>Note</i>	(10) In the interest of visual amenity.
(11) That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineers. <i>Testing is not acceptable</i>	(11) In order to comply with the Sanitary Services Acts, 1878-1964.
(12) The developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.	(12) In the interest of the proper planning and development of the area. Continued/...

on behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Form 4

Date **14th October, 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) The layout is to be amended as follows and a revised drawings submitted for the agreement of the Planning Department:

(a) Omission of houses 34, 36, 38, 40, 42 Rushbrook Court backing onto Wellington Lane.

(b) Omission of road link along Rushbrook Court from 34 to 42 inclusive.

(c) The area occupied by the omitted link road and housing to be laid out as an open space playlet with particular attention to the details of the preservation of the trees thereon (in this regard no services are to be laid in the vicinity of the trees without the specific agreement of the Parks Department.)

(d) The pedestrian link proposed between 8 and 9 Kennington Road to be omitted and the housing readjusted along this frontage to gain an extra house.

(e) The pedestrian link proposed between 17 and 18 Wilderwood Grove is to be omitted and the housing readjusted along this frontage to gain an extra house.

(f) The open space proposed between 14 and 16 Wilderwood Grove to be omitted and the housing readjusted along this frontage to gain an extra two houses.

(g) The newly formed cul-de-sac end at Kennington Close is to be relocated closer west towards the gable of No. 25 with houses 44, 46, 48, 50 to be similarly adjusted giving longer back gardens backing onto preservation of trees in rear gardens.

(h) All trees that are to be preserved - particularly those at 34, 36, 38, 40, 42 and rear

(13) In the interests of securing the proper plan and development of the area having regard to the objective for the preservation and the protection and improvement of the amenities of existing development adjoining.

Wellington Lane this frontage

Continued/.....

for. Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

12951 (Ext. 131)

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

To:

Gallagher Group Ltd.,

23 Clare Street,

Dublin 2.

Decision Order
Number and Date **P/2913/76, 3/9/76**

Register Reference No. **K. 1299**

Planning Control No. **1/6/76 13351**

Application Received on **1/6/76**
Addit. inf. rec'd **30/8/76**

Applicant: **Gallagher Group Ltd.,**

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

Proposed 71 houses at Millington Estate, Wellington Lane.

Conditions	Reasons for Conditions
of 46 and 48 are to be fenced off and protected during building work and the necessary removal of underbrush, dead or diseased wood and pruning to be carried out to the satisfaction of the Parks Department who shall be consulted also about adjoining changes of level, location of services. Approximately 40 trees to be planted throughout the development as agreed in consultation with the Parks Department. (i) A pedestrian pathway 2m wide is to be laid north-south and east-west in the open space to locations to be agreed. (j) Screen walls 2m high are to be provided to rear of existing houses at Kennington Lane where such boundaries are visible from footpaths of Kennington Close, Wilderwood Grove and Kennington Road and linking Kennington Close to Wilderwood Grove. (k) Masonry wall along west of Wellington Lane to be made good and capped as necessary.	

on behalf of the Dublin County Council:

For. Senior Administrative Officer

Form 4

Date **14th October, 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.