

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 7885	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K. 1083
1. LOCATION	Knocklyon Road, Dublin 14		
2. PROPOSAL	10 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 10th May, 1976	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name McDonnell and Dixon, Address 20 Ely Place, Dublin 2.		
5. APPLICANT	Name Mount Bally Limited, Address 33 Lower Baggot Street, Dublin 2.		
6. DECISION	O.C.M. No. P/2714/76 Date 9/7/76		Notified 9th July, 1976 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 3rd August, 1976 Type 1st Party		Decision 1st March, 1977 Effect Minister Granted Permission
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

TELEPHONE: 42951 (EXT. 131)

Planning Department,
46-49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:
OUTLINE PERMISSION: PERMISSION: APPROVAL:
XXXXXXXXXXXXXXXXXXXX
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To:
.....McDonnell & Dixon,.....
.....20, Ely Place,.....
.....Dublin 2.

Register Reference No.: K.1083.

Planning Control No.: 7885.

Application received: 10th May

APPLICANT: Mount Bally Ltd.

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/2714/76 dated 9th July, 1976 decide to refuse:

OUTLINE PERMISSION: PERMISSION: APPROVAL
XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXX

for proposed 10-houses at Knocklyon Road, Dublin 14.

for the following reasons:

1. The proposed development which extinguishes the temporary access to Coolamber Estate, with unsatisfactory and inadequately located open space provision in relation to the new Knocklyon Road Improvement Scheme and the rear of the dwellinghouses proposed, would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
2. The proposed development which extinguishes the existing temporary access to Coolamber Estate is premature pending the completion of the new Knocklyon Road Improvement Scheme.

Signed on behalf of the Dublin County Council:

Date: 9th July, 1976.

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

County Dublin

Planning Register Reference Number: **A. 121.**

PC 7885
GRH

APPEAL by Mount Bally Limited, of 33 Lower Baggot Street, Dublin against the decision made on the 9th day of July, 1973 by the Council of the County of Dublin deciding to refuse to grant permission for the erection of ten houses on a site at Knocklyon Road, Templeogue, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, and after consideration of the report of the person who conducted an oral hearing of the said appeal, it is hereby decided to grant permission for the erection of the said ten houses in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The 4 houses in the northern portion of the site shall not be built until such time as the temporary road traversing the site is no longer required to serve as an access to the adjoining estate.	1. To ensure continuing access to the adjoining estate.
2. Land required for the proposed road adjoining the western boundary of the site, and for the widening to 24 feet of the carriageway on Knocklyon Road adjoining the eastern boundary of the site, shall be reserved free from development.	2. To ensure that necessary road works will not be inhibited.
3. A screen wall, not less than 6 feet in height, suitably capped and finished shall be built along the boundary between the three south-western house plots and the said proposed road, and along the short boundary on the north of the proposed open space. A similar wall, not less than 6 feet in height shall be built as required along the other boundaries between the house plots and the open space. A suitable wire mesh fence not less than 3 feet in height shall be erected along the boundary between the open space and the said proposed road.	3. To reduce the effect on the proposed three south-western houses of noise from future traffic on the said proposed road and to create a safe open space, in the interests of residential amenity.

(Contd. over)

SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>4. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by the Minister for Local Government.</p>	<p>4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing services.</p>
<p>5. Before the development is commenced the developers shall lodge with the Dublin County Council a cash deposit or a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermain, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developers, or, failing such agreement shall be as directed by the said Minister.</p>	<p>5. To ensure the satisfactory completion of the development.</p>

OTHER PROVISIONS

Parliamentary Secretary to the Minister for Local Government to whom the relevant powers and duties of the said Minister under the Local Government (Planning and Development) Act, 1963, are delegated by the Local Government (Delegation of Ministerial Functions) Order, 1976.

Dated this 18th day of March 1977.

8/2057/76
2/7/76
K. 1025.

P.C. 17330.

2nd July, 1976.

Messrs. McDonnell & Dixon,
20, Ely Place,
Dublin, 2.

Re: Proposed bungalow at Boharboy, Embankment,
Blessington Road, for T. Ennis.

A chere,

With reference to your Planning Application received here on the 4th May, 1976, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Act, 1963, the following additional information must be submitted in quadruplicate:-

1. (a) That details of the applicant's overall holding in acres to be submitted.
- (b) Details of the proposed access to the site together with adequate and satisfactory vision splays, to the requirements of the Roads Engineer.
- (c) A revised location plan clearly showing the proposed house location, taking into account the necessity for positioning dwellinghouses at a satisfactory distance from the Council's proposed improvement line for this section of the Blessington Road.
- (d) Adequate and satisfactory evidence of the soil suitability for the disposal of septic tank effluent.
- (e) Specific details of the proposed water supply source, and its relationship to the proposed septic tank drainage system and adjoining septic tank systems already provided.

Note:

The applicant must consult with the Roads Engineer and the Health Inspectors Department in relation to the matters set out above.

Yours, in mine,


For Senior Administrative Officer.