

## COMHAIRLE CHONTAE ÁTHA CLIATH

| File-Reference<br>P.C. 13393  | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963<br><b>PLANNING REGISTER</b>  |                                  | REGISTER REFERENCE<br>K. 506   |                          |  |               |              |                           |         |            |         |
|-------------------------------|---|----------------------------------|--|--------------------------|--|---------------|--------------|---------------------------|---------|------------|---------|
| 1. LOCATION                   | Knocklyon Drive, Templeogue (Landy's Estate) <b>S</b>                             |                                  |  |                          |  |               |              |                           |         |            |         |
| 2. PROPOSAL                   | Residential (5 Houses)  |                                  |  |                          |  |               |              |                           |         |            |         |
| 3. TYPE & DATE OF APPLICATION | TYPE<br>O.P.  | Date Received<br>9th March, 1976 | <table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1. 7/5/76<br/>Time ext. to</td> <td>1. ....</td> </tr> <tr> <td>2. 26/1/80</td> <td>2. ....</td> </tr> </table> | Date Further Particulars |  | (a) Requested | (b) Received | 1. 7/5/76<br>Time ext. to | 1. .... | 2. 26/1/80 | 2. .... |
| Date Further Particulars      |   |                                  |  |                          |  |               |              |                           |         |            |         |
| (a) Requested                 | (b) Received  |                                  |  |                          |  |               |              |                           |         |            |         |
| 1. 7/5/76<br>Time ext. to     | 1. ....   |                                  |  |                          |  |               |              |                           |         |            |         |
| 2. 26/1/80                    | 2. ....   |                                  |  |                          |  |               |              |                           |         |            |         |
| 4. SUBMITTED BY               | Name B. A. Landy, Esq.,<br>Address Hirsel, Knocklyon Road, Templeogue, Co. Dublin |                                  |  |                          |  |               |              |                           |         |            |         |
| 5. APPLICANT                  | Name As above<br>Address  |                                  |  |                          |  |               |              |                           |         |            |         |
| 6. DECISION                   | O.C.M. No. PA/157/80<br>Date 25th Jan, 1980                                       |                                  | Notified 25th Jan, 1980<br>Effect To grant permission  |                          |  |               |              |                           |         |            |         |
| 7. GRANT                      | O.C.M. No. PBD/134/80<br>Date 13th March, 1980                                    |                                  | Notified 13th March, 1980<br>Effect Permission granted   |                          |  |               |              |                           |         |            |         |
| 8. APPEAL                     | Notified<br>Type  |                                  | Decision<br>Effect   |                          |  |               |              |                           |         |            |         |
| 9. APPLICATION SECTION 26 (3) | Date of application   |                                  | Decision<br>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.....       |  |                          |  |               |              |                           |         |            |         |
|                               |   |                                  |  |                          |  |               |              |                           |         |            |         |

PBD/ 1.3.4 / 8.0.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Outline Permission Local Government (Planning and Development) Acts, 1963 & 1976

To:

Decision Order

PA/157/80, 25/1/80.

Number and Date

A. Landy,

Register Reference No.

K.506

"The Hirsfel",

Planning Control No.

13393

Knocklyon Road,

Application Received on

9/3/76.

Templeogue, Dublin 12.

Additional Information received: 19/10/70.

Applicant: B.A. Landy

Time Extension to 26/1/80.

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

**proposed 3 No. dwellinghouses adjoining Knocklyon Drive**

| CONDITIONS  | REASONS FOR CONDITIONS   |
|---|--|
| 1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.  | 1. In the interest of the proper planning and development of the area.   |
| 2. That a financial contribution to be determined by the Planning Authority, on submission of detailed plans for approval, be paid by the applicant to the 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 will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services. |
| 3. That the proposed new houses be located on a building line not less than 100-ft. from the existing Knocklyon Drive road boundary.  | 3. In the interest of the proper planning and development of the area.   |
| 4. That a 2½-metre high screen wall, suitably finished, capped and rendered to the satisfaction of the Council, be provided outside the hedgerow along the flank boundary of house No. 39, Knocklyon Drive, for the full length of the Landy property boundary.   | 4. In the interest of the proper planning and development of the area and residential amenity.   |
| 5. Pedestrian movement facilities are to be provided between the existing open space at the adjoining Coolamber Estate, at the north boundary, along the frontage of the proposed 3 new houses and to connect with the Kikwood open space at the south-east boundary of the site. Full details of this pedestrian movement  | 5. In the interests of the proper planning and development of the area.  |

Contd. Over/

Signed on behalf of the Dublin County Council:

For Principal Officer

Form 2

Date:

13 MAR 1980

IMPORTANT: The Outline Permission is subject to further APPROVAL being obtained in accordance with the provisions contained in the Local Government (Planning & Development) Acts, 1963 & 1976 prior to the commencement of development.

5. contd. facility are to be the subject of consultation with the County Council before submission of detailed plans for approval. This pedestrian access facility is not to be located at the east boundary of the site, where it adjoins site No. 39, Knockiyon Drive and the rear boundary of the dwellinghouses fronting to Ballyroan Park.

6. The area between the existing Knockiyon Drive property boundaries and the new estate road access arrangements are to be reserved as public open space and levelled, soiled, seeded and planted to the satisfaction of the County Council. The proposed planting arrangements, which should provide for dense landscape at the east boundary of the site, are to be the subject of consultation with the Parks Department.

7. That adequate and satisfactory boundary walling, not less than 2½ metres in height, in blockwork or similar durable materials, properly rendered and capped where necessary, be provided at the north-west and south boundaries of the site. The developers must provide for any necessary additional boundary walling that may be required to the rear boundary walls of the dwellinghouses fronting to Ballyroan Park, where they immediately adjoin the site now proposed for development.

8. Details of the proposed estate roadworks, including paths, verges, services and lighting, including the correct alignment in relation to Knockiyon Drive, together with the developer's specific proposals for ensuring that existing sewers traversing the site are fully protected, and not interfered with in the course of constructional works, are to be submitted to and approved by the County Council. The developer's specific proposals for providing a safe and stable method of road construction across the existing storm water sewer, with adequate and safe road gradients, are to be the subject of consultation with both the Roads Dept. and Sanitary Services Dept, before any constructional work is put in hands. Any necessary regrading of the existing Knockiyon Drive that may be necessary to achieve the foregoing matters is to be the developer's responsibility. The existing sewers traversing the site must be adequately protected at all times during the course of any structural works associated with the development of these lands.

6. In the interest of amenity and the proper planning and development of the area.

7. In the interests of amenity and the proper planning and development of the area.

8. In the interests of the proper planning and development of the area.

  
for Principal Officer.



Reg. No. K.506  
P.C. 13393.

7th May, 1976.

A. Landy,  
Hirsel,  
Knocklyon Road,  
Templeogue,  
Co. Dublin.

Re/ proposed 5 No. dwellinghouses adjoining  
Knocklyon Drive, for B. Landy.

Dear Sir,

With reference to your planning application received on the 9th March, 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 information must be submitted in quadruplicate:-

1. Further plans are required which should provide for:-
  - (a) a revised layout providing for the erection of 4 number dwellinghouses, together with related public open space and revised access facilities, for the purpose of providing pedestrian connection to the adjoining open spaces, at the south-east and north sides of the site proposed;
  - (b) details of the existing boundaries, accurately surveyed, together with details of the existing landscaping features and any mature trees and the applicant's proposals for their retention;
  - (c) details of the proposed boundary treatment adjoining the dwellinghouses proposed;
  - (d) details of the proposed revisions to the existing surface water system, after consultation with the Sanitary Services Engineer.

NOTE:- The applicant must consult with the County Council before submitting revised plans.

Please mark your reply "Additional Information" and quote the Register reference number given above.

Yours faithfully,

  
for Senior Administrative Officer.