

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference <b>P.C.4601/979B</b>	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>H.2579</b>
1. LOCATION	Knocklyon/Firhouse Road, Templeogue	
2. PROPOSAL	85 houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	A.	1st Dec. 1975
		Date Further Particulars
		(a) Requested
		(b) Received
		1. ....
		2. ....
4. SUBMITTED BY	Name <b>Kiaran O'Malley</b> Address <b>33 Fitzwilliam Place, Dublin 2.</b>	
5. APPLICANT	Name <b>Patrick McGowan (Builders) Ltd.</b> Address <b>Elkwood, Ballyroan, Dublin 14</b>	
6. DECISION	O.C.M. No. <b>P/282/76</b> Date <b>30/1/76</b>	Notified <b>30/1/76</b> Effect <b>To Grant Approval</b>
7. GRANT	O.C.M. No. Date	Notified Effect
8. APPEAL	Notified <b>17/2/76</b> Type <b>3rd Party</b>	Decision <b>14th October, 1976</b> Effect <b>Minister Granted Approval</b>
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 by .....Registrar.
Checked by .....	Date .....
Grid Ref.	O.S. Sheet
Co. Accts. Receipt No.....	

# DUBLIN COUNTY COUNCIL

01 2951 (Ext. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

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

To: K. O'Malley,  
33 Fitzwilliam Place,  
Dublin 2.  
Applicant: P. McGowan (Builders) Ltd.

Decision Order  
Number and Date P/282/76 - 30/1/76  
Register Reference No. H.2579  
Planning Control No. 4601/9798  
Application Received on 1/12/75

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 dated as above make a decision to grant Permission/Approval for Proposed 85 houses at Knocklyon/Firhouse Road, Templeogue.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
<p>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.</p> <p>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.</p> <p>3. That each dwellinghouse be used as a single dwellin unit.</p> <p>4. That a financial contribution in the sum of £15,000 (fifteen thousand 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.</p> <p>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, carparks, sewers, watermains or drains has been given by:- (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £20,000 which shall be kept in force by the developer until such time as the roads, open space,</p>	<p>1. To ensure that the development be in accordance with the permission, and effective control maintained.</p> <p>. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. The provision of such services in the area <del>by</del> the Council will <del>will</del> facilitate the proposed development. It is considered reasonable th t the developer should contribute towards the cost of providing the services.</p> <p>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.</p>

Continued/over

In behalf of the Dublin County Council:

for huk  
Senior Administrative Officer

Form 3

Date: 30th January, 1976.

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>(a) carparks, sewers, water mains and drains are taken-in-charge by the Council.</p> <p>or/</p> <p>(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.</p> <p>or/</p> <p>(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 in any case has been acknowledged in writing by the Council.</p> <p>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.</p> <p>7. That all public services to the proposed development, including electrical, phone cables and equipment be located underground throughout the entire site.</p> <p>8. That details of the proposed public lighting arrangements be submitted to and approved by the Co. Council so as to provide street lighting to the standard required by the County Council.</p> <p>9. That no dwelling house be occupied until all the services have been connected thereto and are operational.</p>	<p>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p style="text-align: right;"><i>Mary Keating</i> for Senior Administrative Officer.</p>

**Note:**

If there is no appeal to the Minister for Local Government against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. The Applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

01-951 (Ext. 131)

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

To: K. O'Malley, Esq.,  
33 Fitzwilliam Place,  
Dublin 2.

Decision Order  
Number and Date p/282/76 - / 30/1/76  
Register Reference No. H.2579  
Planning Control No. 4601/9798  
Application Received on 1/12/75

Applicant: P. McGowan (Builders) 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 dated as above make a decision to grant ~~Permission~~/Approval for Proposed 85-houses at Knocklyon/Firhouse Road, Templeogue.  
Site area: 10-acres net house area.

SUBJECT TO THE FOLLOWING CONDITIONS:

Continued/ Conditions	Reasons for Conditions
10. That screenwalls in stone, concrete, block-work or similar durable, non-perishable and non-combustible materials, not less than six feet in height, suitably capped and rendered, to the satisfaction of the County Council, be provided at all necessary locations, i.e. flanks, corners, abutting open space or playlots, so as to screen rear gardens from public view. Timber fencing or panelling is not acceptable. The specific locations and extent of the screen walling must be fully discussed and agreed with the County Council before construction.	10. In the interest of the proper planning and development of the area, and in the interest of visual amenity.
11. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. The comprehensive landscaping scheme and programme for such works must be fully agreed with the County Council. Constructional plant, stores or other materials are not to be placed on open space areas.	11. In the interest of the proper planning and development of the area.
12. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. The developers must ensure that no structure is erected within four metres, or any reduced clearances that may be	12. In order to comply with the Sanitary Services Acts, 1878-1964.

Continued/.....

on behalf of the Dublin County Council:

*MJK*  
for Senior Administrative Officer

Form 3

Date: 30th January, 1976

IMPORTANT: Turn overleaf for further information

Continued/ Conditions	Reasons for Conditions
<p>12. agreed with the Sanitary Services Engineers in special cases, on the existing main sewers traversing these lands. The developers must ensure that access facilities for maintenance, repairs and replacements are provided at all times to the existing foul and surface water sewers and manholes that will be located within individual dwellinghouse curtilages.</p>	<p>12. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>13. That the necessary land required for road improvement purposes i.e. (a) the proposed distributor road at the west side; (b) the existing Knocklyon Improvement and (c) Firhouse Road Improvement, all as shown on the plans submitted to be reserved as such and kept free from buildings.</p>	<p>13. In the interest of the proper planning and development of the area.</p>
<p>14. That the dwellinghouses on sites Nos. 65-85 inclusive be not completed or occupied prior to the completion of the necessary road works including extra carriageway widths, paths, and verges as shown and specified on Drawing No. 2 dated November, 1975, submitted to the Council, which must be carried out by the developers to the constructional standards and requirements of the County Council.</p>	<p>14. In the interest of the proper planning and development of the area.</p>
<p>15. That road improvement line boundaries must be set out and agreed on site with the Roads Engineer before any constructional work is put in hands on these lands.</p>	<p>15. In the interest of the proper planning and development of the area.</p>
<p><i>Mary Keate</i> _____ for Senior Administrative Officer.</p>	

**Note:**

If there is no appeal to the Minister for Local Government against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. The Applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

PL. 6/8/33548

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

County Dublin

Planning Register Reference Number: H. 2579

PC 1601/975  
2104

APPEAL by John Neenaghan, of Saint Brendan's, Firhouse Road, Templeogue, County Dublin, against the decision made on the 30th day of January, 1976, by the Council of the County of Dublin deciding to grant subject to conditions an approval to Patrick McGowan (Builders) Limited of Elkwood, Ballyroan Crescent, Templeogue, for the erection of 85 houses on a site at the junction of Firhouse Road and Knocklyon Road, Templeogue 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 approval for the erection of the said 85 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 approval is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

1. The layout of the proposed development shall be as shown on the 1:500 scale site layout drawing submitted by the developers at the said oral hearing on 13th July, 1976.
2. All wired or piped services required for the development such as electrical, communal television and telephone cables shall be located underground.

1. To provide for the proper alignment of the proposed district distributor road to the west of the site.
2. In the interests of the visual amenity of the area.

SCHEDULE (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. Public lighting for the development shall be provided in accordance with the planning authority's standard requirements for this service.</p>	<p>3. To ensure a satisfactory system of public lighting in the interests of amenity and public safety.</p>
<p>4. The proposed screen walls shall be not less than 6 feet in height and capped and plastered to match the houses.</p>	<p>4. and 5. In the interests of residential amenity.</p>
<p>5. The areas shown as open spaces on the lodged plans shall be reserved as public open spaces and shall be suitably levelled soiled seeded and landscaped by the developers and made available for use by the residents on completion of the houses.</p>	
<p>6. The houses fronting on to Knocklyon road shall not be occupied prior to the completion by the developers of the necessary improvements to that road including the provision of extra carriageway width, paths and verges.</p>	<p>6. To ensure that the necessary road improvements are properly completed on occupation of the said houses in the interests of the amenities of the residents and road safety.</p>

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ANNEX (continued)

**Column 1 - Conditions**

**Column 2 - Reasons for Conditions**

7. Before the development is commenced, the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to ensure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open spaces, 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 Minister for Local Government.

7. To ensure the satisfactory completion of the development.

1. The proposed development is situated in an area of high residential density and the proposed development is of a nature which would be detrimental to the amenity of the area. The proposed development is of a nature which would be detrimental to the amenity of the area. The proposed development is of a nature which would be detrimental to the amenity of the area.

OLIVER J. FLANAGAN

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, 1969 are delegated by the Local Government (Delegation of Ministerial Functions) Order, 1975.

Dated this 14<sup>th</sup> day of October 1975.