

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16658	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.71
1. LOCATION	Templeogue House, Templeogue, Dublin, 6.		
2. PROPOSAL	48no. three-bedroom houses.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 16/1/'75.	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Joseph Shannon, Esq., Crampton Hsg. Ltd., Address 158, Shelbourne Road, Ballsbridge, D.4		
5. APPLICANT	Name Crampton Housing Limited, Address 158, Shelbourne Road, Ballsbridge, D.4		
6. DECISION	O.C.M. No. P/731/75 Date 14/3/75	Notified 14/3/75 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/1180/75 Date 1/5/75	Notified 1/5/75 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

8/11/80/75
1/5/75

42951 (Ext. 131)

PLANNING DEPARTMENT.
46-49 DAME STREET,
DUBLIN 2

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

To :

Joseph Shannon, Esq.,

Crampton Housing Ltd.,

155, Shelbourne Road,

Dublin 4.

Crampton Housing Ltd.

Applicant :

Decision Order
Number and Date..... **P/731/75; 14/3/75**

Register Reference No..... **16855**

Planning Control No..... **16/1/75**

Application Received on.....

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

Proposed 48-No. three bedroomed dwellinghouses adjoining

Templeogue House.

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 be maintained.
(2) That a financial contribution in the sum of £7,125, (seven thousand one hundred and eighty five pounds) be paid by the proposers 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.	(2) In the interest of the proper planning and development of the area.
(3) 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 spaces, car parks, sewers, watermain or drainage has been given by:- (a) Lodgement with the Council of an agreed Insurance Company Bond in the sum of £12,000, (twelve thousand pounds) or. (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	(3) To ensure that a ready sanction may be available to the County Council to induce provision of services and prevent dilatoriness in the development.

Continued/..

on behalf of the Dublin County Council :

W. Keating
for Senior Administrative Officer
1st May, 1975

Form 4

Date :

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.

services to standard specification.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body 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 either case has been acknowledged in writing by the Council.

(4) That screen walls not less than 6' high suitably capped and rendered be erected at all necessary flank and corner locations so as to screen rear gardens from public view. The locations for these screen walls are to be agreed with the County Council before erection.

(5) That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining lands during the course of the work.

(6) That 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.

(7) That public services to the proposed development including electrical, telephone cables and main communal television feeder to be located underground throughout the entire site.

(8) That the requirements of the Fire Prevention Officer, if any, be strictly adhered to in the development.

(9) That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

(4) In the interests of the proper planning and development of the area.

(5) To protect the amenities of the area.

(6) In the interest of amenity.

(7) In the interest of the proper planning and development of the area.

(8) In the interest of public safety and the avoidance of fire hazard.

(9) In order to comply with the Sanitary Services, Acts, 1878-1964.

Conc....

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Tel. 42951 (Ext. 131)

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

To :
Joseph Shannon, Esq.,
Crampton Housing Ltd.,
166, Shelburne Road,
Dublin 4.

Decision Order **P/132/75, 14/3/75**
Number and Date.....**No. 71.**

Register Reference No.....**15558**

Planning Control No.....**15/1/75**

Application Received on.....

Applicant : **Crampton Housing Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 48-No. three bedrooned dwellinghouses adjoining Templeogue,
Houses.

Conditions	Reasons for Conditions
(10) That the existing mature trees and landscape features be maintained and protected and any additional landscaping or tree removal proposals must be with the approval of the County Council.	(10) In the interest of amenity.
(11) Development shall not be commenced until the method of electrical installation including the necessary sub-stations and overground facilities have been agreed with the Electricity Supply Board, and evidence of this agreement submitted to the Planning Authority. It should be noted that planning permission will be required for sub-stations not included in the original submission.	(11) In the interest of the proper planning and development of the area.
(12) That each dwelling unit be used as a single dwelling unit only.	(12) To prevent unauthorized development.
(13) That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. The development proposer must consult with the Sanitary Services Department with regard to these matters including any necessary piping arrangements required for existing stream courses.	(13) In order to comply with the Sanitary Services Acts, 1972-1984.
(14) That the flank screen wall adjoining site No. 177 is to be of special design and agreed with the County Council before constructed.	(14) In the interest of the proper planning and development of the area.
(15) That the areas shown as open space be reserved as public open space, fenced off	(15) In the interest of the proper planning and development of the area. Continued/...

on behalf of the Dublin County Council : **for Senior Administrative Officer**
1st May, 1975
Date :

Form 4

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.

and properly protected during the housing development works and be made available for use by residents on completion of their dwellinghouses. A satisfactory landscaping scheme for this open space must be submitted to and approved by the County Council.

development of the area.

(16) That rear garden depths be not less than 35-ft. in all cases.

(16) In the interest of the proper planning and development of the area.

(17) That the distributor road connecting Templeogue Heights Estate with Orwell Estate fronting to this proposed development be completed including all necessary services prior to the commencement of any housing constructional works. The vehicle access now existing to Templeogue Road from Templeogue Heights Estate is to be closed off.

(17) In the interest of the proper planning and development of the area, and in the interest of public safety and the avoidance of traffic hazard.

(18) That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

(18) In order to comply with the Sanitary Services Acts, 1878-1964.

M. Keating
For: Senior Administrative Officer.