

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 14168	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE G.2165
1. LOCATION	Adjoining Dargle Lodge, Knocklyon Road, Templeogue.		
2. PROPOSAL	168 houses.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 27th Sept., 1974.	Date Further Particulars
			(a) Requested
			(b) Received
			1. ....
			2. ....
4. SUBMITTED BY	Name	Gleeson, Byrne Whelan Associates,	
	Address	Rockhurst, Kilmacanogue, Co. Wicklow.	
5. APPLICANT	Name	The Gallagher Abbey Group Limited,	
	Address	38-40 Upper Mount Street, Dublin, 2.	
6. DECISION	O.C.M. No.	P/3830/74 (Phase 1)	Notified 26/11/74
	Date	26/11/74	To Grant Permission
7. GRANT	O.C.M. No.	P/31/75	Notified 7/1/75
	Date	7/1/75	Effect Permission Granted
8. APPEAL	Notified	24/12/74	Decision Permission Granted
	Type	1st Party	Effect To reverse the Co. Council's Decision
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

0/31/75  
7/1/75

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

42951 (Ext. 131)

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

To :  
Gleeson, Myrne, Whelan Associates,  
Rockhurst,  
Kilmacnogue, Co. Wicklow.  
Applicant : Gallagher Abbey Group Ltd.

Decision Order P/3830/74 26th Nov, '74.  
Number and Date G. 2165  
Register Reference No. 14168  
Planning Control No.  
Application Received on 27th Sept, '74.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned ~~XXXXXXXX~~  
Proposed 168-No. dwellinghouses adjoining the Dergle Lodge, Knocklyon Road,  
Templeogue for Gallagher Abbey Group Ltd.

(Phase 1)

Conditions	Reasons for Conditions
<ol style="list-style-type: none"> <li>1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.</li> <li>2. Approval under the Building Bye-laws to be obtained and all conditions of that approval to be observed in the development.</li> <li>3. That each house be used as a single dwelling unit.</li> <li>4. That a financial contribution in the sum of £14,970 (fourteen thousand nine hundred and seventy pounds), be paid by the proposer to the Dublin County Council towards the cost 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.</li> <li>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, water mains or drains has been given by:               <ol style="list-style-type: none"> <li>(a) Lodgement with the Council of an approved Insurance Co. Bond in the sum of £12,000. (twelve thousand pounds)</li> <li style="text-align: center;">or</li> <li>(b) Lodgement with the Council of an agreed sum to be applied by the Council at its absolute discretion of such services</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</li> <li>2. To achieve a satisfactory standard of development.</li> <li>3. To prevent unauthorised development.</li> <li>4. In the interest of the proper planning and development of the area.</li> <li>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.</li> </ol>

Continued:

on behalf of the Dublin County Council :

*Mary Keating*  
Senior Secretive Officer

Form 4

Date : 7th January, 1975

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.

5. are not duly provided to its satisfaction on the provision and completion of such services to standard specification; and such lodgement in either case has been acknowledged in writing by the Council

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 and such lodgement ~~xxx~~ in either case has been acknowledged in writing by the Council.

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| 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.   | 6. To protect the amenities of the area.   |
| 7. That all public services to the proposed development, including electrical, communal television, and 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 dwellinghouse be occupied until all <del>xx</del> the services have been connected thereto and are operational.  | 9. In the interest of the proper planning and development and in order to comply with the Sanitary Services Acts, 1878 - 1964. |
| 10. That the design and location and construction of roads, paths, front boundary walls, water-mains and sewers be in accordance with the requirements of the County Council.   | 10. To ensure a satisfactory standard of development.  |
| 11. That the area shown as open space be reserved as public open space and 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. | 11. In the interest of the proper planning and development of the area.  |

Continued:

*Mary Keating*  
for Senior Administrative Officer.

# DUBLIN COUNTY COUNCIL

42951 (Ext. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

XXXXXX

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

To :  
Gleeson, Byrne, Whelan Associates,  
Rockhurst,  
Kilmeacanogue, Co. Wicklow.  
Applicant : Gallagher Abbey Group Ltd.

Decision Order P/3830/74 26th Nov, '74.  
Number and Date G. 2165  
Register Reference No. 14168  
Planning Control No. 27th Sept, '74  
Application Received on

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

Phase 1: Proposed 168-No. dwellinghouses adjoining the Dargle Lodge,  
Knocklyon Road, Templeogue.

(Phase 1)

Conditions

Reasons for Conditions

<p>12. That phase 2 of the development be excluded from this permission.</p> <p>13. That the existing mature trees and landscaped features be retained. In the event that some tree removal operations become necessary by reason of the location of roads and services, the applicant's must obtain the consent of the County Council to any such works.</p> <p>14. That additional landscaping proposals and programme for such works be submitted to and approved by the County Council. A comprehensive additional landscaping scheme at the rear boundaries of site Nos. 39 - 41 and 49 - 70 must be submitted to and approved by the County Council.</p> <p>15. That any necessary land required for road improvement purposes be reserved as such and made available to the County Council. The new road boundaries including the Knocklyon Road improvement scheme must be set out and agreed with the Roads Engineer before any housing development work commences. The revised main access arrangements to Knocklyon Road must be fully agreed with the Roads Engineer. Direct access to Knocklyon Road for individual houses is not permitted until the Knocklyon Road improvement scheme has been carried out.</p>	<p>12. The phase 2 development is premature pending completion of the necessary distributor road network and ancillary services which would provide access and service facilities for this 2nd phase.</p> <p>13. In the interest of amenity.</p> <p>14. In the interest of amenity.</p> <p>15. In the interest of public safety and the avoidance of traffic hazard.</p>
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Continued:

on behalf of the Dublin County Council : *Mary Keating*  
for **Senior Council Executive Officer**

Date : 7th January, 1975

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.

16. That the water supply and drainage arrangements including the disposal of surface water and all necessary adjustments and diversion works to existing streams must be in accordance with the requirements of the County Council. The applicant's must agree the treatment of stream courses and necessary culverting or piping works with the Sanitary Services Engineer before any housing development works are commenced.
17. Not less than 6-ft., high screen walls suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. The 8-ft. high screen walls proposed adjoining the new distributor road boundaries must also be properly constructed and finished to the requirements of the County Council.
18. The long section of the proposed access road and the related finished floor levels of the adjoining houses Nos. 23, 24, 80, 81, 82 and 83 to be submitted to and approved by the County Council. All turning circles to have a minimum radius of 8-m. kerb to kerb.

16. In order to comply with the Sanitary Services Acts, 1878 - 1964.

17. In the interest of visual amenity.

18. In the interest of the proper planning and development of the area.

M. Keating  
for Senior Administrative Officer

