

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10953/9882	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G.1083
1. LOCATION	Ashfield Park, Templeogue		
2. PROPOSAL	Retention and completion of estate		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 15th May, 1974	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name Kiaran O'Malley Address 33 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name James O'Loughlin Ltd Address 51 Rathdown Park, Terenure, Dublin 6.		
6. DECISION	O.C.M. No. P/2039/74 Date 12/7/74		Notified 12/7/74 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 19/7/74 Type 1st Party		Decision 3rd February, 1975 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 by .....Registrar.	
Checked by .....		Date .....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....	

register

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:~~  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

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

Register Reference No: G.1083..  
Planning Control No: 10953/9882  
Application received: 15/5/74..

APPLICANT: James O'Loughlin 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/2039/74 dated 12/7/1974 decide to refuse:

~~OUTLINE PERMISSION:~~ PERMISSION; ~~APPROVAL~~

for Retention and completion of amended house and layout plans for 83 No. ....  
two-storey dwellinghouses at Ashfield Park, Templeogue  
.....  
for the following reasons:

- (1) The proposed development for an amended layout and the retention of sites Nos. 77 and 78, would be at variance with the Council's decisions to grant permission by Order No. P/327/72, dated 14/2/1972, and the decision to refuse permission for retention by Order No. P/2352/73, dated 17th August, 1973 and would not be in accordance with the proper planning and development of the area.
- (2) The revisions to the first floors of sites Nos. 77 and 78 are incompatible and out of harmony with the dwelling houses already erected on site Nos. 80-84, inclusive, and are environmentally undesirable in regard to existing residential properties. The proposed revisions in this form would create unacceptable living conditions for any proposed occupants.
- (3) The building lines now proposed for site Nos. 11 and 12 are unacceptable in relation to the normal building line standards required by the Council.
- (4) Site No. 76 is undesirably located in relation to the adjoining dwellinghouses on site Nos. 74 and 75.
- (5) The rear garden proposed for site No. 73 is undesirably restricted in relation to the adjoining sites.
- (6) The proposed tennis courts space at the rear of site Nos. 67, 68 and 69, is not acceptable in this location, in view of the reduction in effective rear garden space previously approved.
- (7) The Central Heating units at the rear of site Nos. 61, 63 and 64 are undesirably located, and would be likely to injure seriously the amenities of these dwellinghouses.
- (8) The dwelling houses proposed on site Nos. 44 and 45 with access to the existing Blessington Road National Secondary Route would be likely to endanger public safety by reason of traffic hazard, due to the additional vehicular turning movements on this heavily trafficked National Secondary Route.

Signed on behalf of the Dublin County Council:

Date: 12th July 1974

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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ROINN REAITAIS (MUNICIIL)

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

County Dublin

Planning Register Reference Number: G. 1033

APPEAL by James O'Loughlin Limited of 51, Rathdown Park, Terenure, Dublin, against the decision made on the 12th day of July, 1974, by the Council of the County of Dublin deciding to refuse a permission for the retention and completion of residential development on a site at Ashfield Park, Templeogue, in accordance with house and layout plans and particulars lodged with the said Council on the 15th day of May, 1974:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, it is hereby decided to grant permission for the said development 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. Before any development takes place on the estate in accordance with this permission, the structures erected on sites numbered 77 and 78 shall be demolished and the sites shall be cleared and levelled.	1. These structures having regard to their location in relation to existing houses in Cypress Park, are seriously injurious to the amenities of the said existing houses and it is not accepted that the revisions in design now proposed would overcome this objection.
2. The said sites numbered 77 and 78 shall be combined to form the site for a single house to be erected in accordance with plans which shall be the subject of a separate application for planning permission to the planning authority.	2. It is considered that the said sites are too restricted in area and too awkward in shape to accommodate more than one house.
3. The proposed tennis court shall be omitted from the development and the rear gardens of the sites numbered 67, 68 and 69 shall be extended to include the area of the said court.	3. To ensure uniform back garden depths for this section of the development, in the interests of residential amenities.

Contd/.....



SCHEDULE (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>4. Screen walls not less than 6 feet in height, suitably capped and rendered, shall be provided where necessary to screen rear gardens from public view.</p>	<p>4. In the interests of the visual amenity of the area.</p>
<p>5. Public lighting for the development shall be provided in accordance with the planning authority's standard requirements for such a service.</p>	<p>5. To ensure a satisfactory system of public lighting.</p>
<p>6. All public services required for the development such as electrical, communal television and telephone cables, shall be located underground.</p>	<p>6. In the interests of the visual amenity of the area.</p>
<p>7. Mature trees and landscaping features on the estate shall be retained as far as practicable, in particular, all existing trees at Cypress Garth shall be retained. Additional planting and landscaping shall be carried out on the estate in accordance with a scheme which shall be submitted to and agreed with the planning authority or, failing agreement, as may be determined by the Minister for Local Government.</p>	<p>7. In the interests of the visual amenity of the area.</p>
<p>8. The areas shown as open spaces on the lodged plans shall be reserved as public open spaces and shall be levelled, soiled, seeded and landscaped in accordance with a scheme to be submitted to and agreed with the planning authority or, in default of agreement, as may be determined by the said Minister, and the said open spaces shall be made available for use by residents at the earliest practicable date.</p>	<p>8. In the interests of residential amenity.</p>
<p>9. If not already paid, the developers shall pay a sum of £15,000 (fifteen thousand pounds) 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, before any development is commenced in accordance with this permission.</p>	<p>9. The provision of such services in the area by the Council facilitates the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services, if this has not already been done.</p>

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SCHEME (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>10. Before any development is commenced in accordance with this permission, and if it has not already been done, the developers shall lodge with the said Council the bond of an insurance company in the sum of £12,000 (twelve thousand pounds) or such other form of security as may be agreed with the Council (or, in default of agreement, as may be determined by the said Minister) conditioned for the provision and satisfactory completion, including maintenance until taken in charge, of all open spaces, sewers, watermains, drains and other services required in connection with the development.</p>	<p>10. To ensure satisfactory completion of the development.</p>

GIVEN under the Official Seal of  
the Minister for Local Government  
this 3rd day of February 1975.

Minister for Local Government.