

## COMHAIRLE CHONTAE ÁTHA CLIATH

R3744, Dollard 11/70

File Reference P.C. 9329	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963  PLANNING REGISTER		Register Reference D. 1553
1. LOCATION	Orwell House, Wellington Lane, Templeogue.		
2. PROPOSAL	Housing development.		
3. TYPE & DATE OF APPLICATION	TYPE P.	DATE RECEIVED 13th August, 1971	DATE FURTHER PARTICULARS (a) Requested 12/10/71 (b) Received 17/12/71 1. 25/2/72 2.
4. SUBMITTED BY	Name Downes Mahan & Robson, Address 37, Leeson Park, Dublin, 4.		
5. APPLICANT	Name McInerney & Co. Ltd. Address 18, Clarendon Street.		
6. DECISION	O.C.M. No. P/665/72 Date 21/3/72		Notified 22/3/72 Effect To Grant Permission
7. GRANT	O.C.M. No. P/2757/72 Date 20/10/72		Notified 20/10/72 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 by ..... Registrar.	
Checked by .....		Date .....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....	

# DUBLIN COUNTY COUNCIL

Tel. 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 : **Messrs Downes Meehan and Robson**  
**37 Leeson Park,**  
**Dublin 6.**  
**McInerney Ltd.**

Decision Order Number and Date..... **P/665/72, 21/3/72.**  
Register Reference No..... **D. 1553**  
Planning Control No..... **9329**  
Additional Information received..... **13/8/71**  
**17/12/71, and 25/2/72.**

Applicant :  
A PERMISSION/Approval has been granted for the development described below subject to the undermentioned conditions.  
**Proposed residential development for 323-dwellings at**

**Orwell House, Wellington Lane, Templeogue. Floor area: 323-houses**  
**356,750-sq.ft. Site area: 39.55-acres.**

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 maintained.
2. That a financial contribution in the sum of £59,325 (Fifty nine thousand three hundred and twenty 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, watermains 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	3. To ensure that a ready sanction may be available to the County Council to induce provision of services and prevent disamenity in the development.

P.T.O..

Signed on behalf of the Dublin County Council :

County Secretary.

Form 4

Date : **20th October, 1972**

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.

Contd/.

services 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.

4. That screen walls not less than six feet high suitably capped and rendered be erected at all necessary flank and corner locations so as to screen rear gardens from public view.

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

6. That details of 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 communal television and telephone cables 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 interest of the proper planning and development of the area.

5. To protect the amenities of the area.

6. In the interest of amenity and public safety.

7. In the interest of amenity.

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.

Contd/....



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PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

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

To : **Messrs Downes, Meehan and Robson,**  
**37 Leeson Park,**  
**Dublin 6.**  
**McInerney Ltd.**

Decision Order Number and Date: **P/665/72, 21/3/72.**  
**D. 1553**  
Register Reference No. **9329**  
Planning Control No. **13/8/81**

Additional Information received: **17/12/71 and 25th February, 1972.**

Applicant :

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**Proposed residential development for 323-dwellinghouses at Orwell House, Wellington Lane, Templeogue. Floor area: 323-houses = 356,790-sq.ft.**

### Contd/....Conditions

### Reasons for Conditions

10. That the existing mature trees and landscape features be maintained as far as practicable and any additional landscaping or tree removal proposal must be with the approval of the County Council.

11. That the necessary lands required for road improvement and junctions be reserved as such and the developers must ensure that the setting out of road improvement lines is carried out in conjunction with the Road's Department. The developers must consult with the Road's Engineer with regard to these matters.

12. The lands designated as provisional open space in the lodged plans are to be reserved for the purpose of open space and to be made available for use by the residents subject to the following stipulations:-

(a) The use as open space shall continue until such time as the Local Authority has acquired the lands elsewhere in the area for open space purposes.

(b) When the acquisition referred to at (a) has been completed no change of use of the lands now being reserved as open space shall take place save with the permission of the Council.

10. In the interest of amenity.

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

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

P.T.O.....

on behalf of the Dublin County Council :

County Secretary.

20th October, 1972

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.

Contd/....

13. That the small areas shown on drawing No. 280L/35 dated 24th February, 1972 as play areas and incidental amenity open space reserved as public open space and made available for use by residents on completion of their dwellings.

14. That the construction, overall widths and carriageway widths for Local Distributor Road on this development be to the specifications and constructional requirements of the Roads Department. The carriageway widths of all Estate roads are not to be less than twenty four (24) feet.

15. That the developers co-ordinate with the adjoining developers at the north and east boundaries so as to ensure that the location, alignment and levels of adjoining road connections are satisfactorily inter-related.

16. That the water supply and drainage arrangements including the layout of all mains together with all necessary arrangements for the phased development on this Estate be in accordance with the requirements of the Sanitary Services Department. The developers must co-ordinate these matters with the Sanitary Services Department, 4 Parnell Square.

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

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

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

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

Contd/.

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

To : **Messrs Downes, Meehan and Robson,**  
**37 Leeson Park,**  
**Dublin 6.**  
Applicant : **McInerney Ltd.**

Decision Order  
Number and Date..... **P/665/72, 21/3/72.....**  
Register Reference No..... **D. 1553**  
Planning Control No..... **9329**  
Application Received on..... **13/8/71**  
**Additional Information received: 17/12/71**  
**and 25th February, 1972.**

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

**Proposed residential development for 323-dwellinghouses at Crwell  
House, Wellington Lane, Templeogue. Floor area: 323-houses =  
356,750-sq.ft.**

Contd/..... Conditions	Reasons for Conditions
17. That Building Bye-law approval shall be obtained, and any condition of such approval shall be observed in the development.	17. In order to comply with the Sanitary Services Acts, 1878-1964.

Done on behalf of the Dublin County Council : .....

County Secretary.

Form 4

Date : **20th October, 1972**

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.