

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE <b>XA 1804</b>
1. LOCATION	Mount Alton, Knocklyon Road, Templeogue, Dublin 16,		
2. PROPOSAL	5 detached houses and refurbishing of lodge,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	22nd Sept., 1982	1. 19th Nov., 1982
			1. 9th Dec., 1982
4. SUBMITTED BY	Name <b>Deegan Murphy &amp; Assocs.,</b> Address <b>211, Butterfield Ave., Rathfarnham, Dublin 14,</b>		
5. APPLICANT	Name <b>John Kenny,</b> Address <b>Mount Alton, Knocklyon Road, Templeogue,</b>		
6. DECISION	O.C.M. No. PA/39/83		Notified 24th Jan., 1983
	Date 24th Jan., 1983		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/65/83		Notified 8th March, 1983
	Date 8th March, 1983		Effect Permission granted
8. APPEAL	Notified		Decision
	Type		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.			
Prepared by .....		Copy issued by ..... Registrar.	
Checked by .....		Date .....	
		Co. Accts. Receipt No .....	

# DUBLIN COUNTY COUNCIL

P/65 / 83  
PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Tel. 724755(Ext. 262/264)

## Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts 1962-1977-1982.

To: **Duggan & Murphy & Associates,**  
**111 Butterfield Ave.,**  
**Kathfarnham,**  
**Dublin 14.**  
Applicant **J. Kenny.**

Decision Order  
Number and Date **PA/39/83 24/1/83.**  
Register Reference No. **XA 1004**  
Planning Control No. **5336**  
Application Received on **22/9/82**  
Add. Inf. Rec. **9/12/82**

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

**Proposed five detached houses and extension and refurbishing of existing lodge at Mount Allen Knocklyon Road, Templeogue.**

### CONDITIONS

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.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **€4,000** 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.

### REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. To prevent unauthorised development.
4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

(Contd . . . .)

Signed on behalf of the Dublin County Council:

**IMPORTANT: Turn overleaf for further information.**

for Principal Officer

Date: **8 MAR 1983**

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.

# CONDITIONS

# REASONS FOR CONDITIONS

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) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£6,000. (six thousand pounds)**, which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of **a cash sum of £4,000.** 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.

Or/

(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.

**Note:** When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(Contd. ...)

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# DUBLIN COUNTY COUNCIL

P 165 / 83

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Acts, 1963-1982.

To: **Daegen Murphy & Associates,**  
**111, Butterfield Ave.,**  
**Rathfarnham,**  
**Dublin 14.**  
Applicant **J. Kenny.**

Decision Order  
Number and Date **PA/30/83: 24/1/83.**  
Register Reference No. **XA 1804**  
Planning Control No. **5356**  
Application Received on **22/9/82**  
**Adm. Inf. Rec. 9/12/82.**

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

**Proposed five detached houses and extension and refurbishing of existing**  
**ledge at Mount Alton, Knocklyon Road, Templeogue.**

## CONDITIONS

## REASONS FOR CONDITIONS

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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
8. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd ....)

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

for Principal Officer

Date: .....

**8 MAR 1983**

**IMPORTANT: Turn overleaf for further information.**

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.

# CONDITIONS

# REASONS FOR CONDITIONS

12. That all watermain tapplings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
13. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
14. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
15. That a financial contribution of £3,000. (ie. £1,000. per house) be paid by the proposer to the Dublin County Council towards the cost of provision of adequate public open space. This contribution to be paid prior to commencement of development on the site.
16. Applicant to submit a Bill of Quantities and landscape specification for the open space area adjoining the access road before development commences. Details to be agreed with the Parks Department.
17. That a financial contribution in the sum of £2,000. (ie. £400. per house) be paid by the developer to Dublin County Council towards the cost of road improvement in the area of the proposed development. This contribution to be paid prior to commencement of development on the site.

12. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.
13. In the interest of the proper planning and development of the area.
14. In the interest of visual amenity.
15. To ensure contribution towards the cost of provision of adequate public open space in the area of the proposed development.
16. In the interest of the proper planning and development of the area.
17. Improvement of Knocklyon Road in this vicinity by the County Council will facilitate the proposed development.

*collected by hand*

XA 1804

19th November, 1982.

Deegan Murphy & Associates  
211 Butterfield Ave.,  
Rathfarnham  
Dublin 14.

RE: Proposed five detached houses and extension refurbishing of existing lodge at Mount Alton, Knocklyon Road, Templeogue for J. Kenny.

Dear Sir,

With reference to your planning application received here on 22nd September, 1982, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information to be submitted in quadruplicate:-

1. Further information is required which should provide for:-
  - a. Clarification of the applicant's specific proposal for compliance with condition 1, of the grant of outline permission/<sup>made</sup> by An Bord Pleanála dated 6/8/80. Fully dimensioned details of the proposed access facility to the public road, including proposed traffic visibility clearance lines are required.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
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for Principal Officer.