

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  86A/1718
1. LOCATION	Sites 1-32 incl. The Heath and 53-71 incl. (odd nos. only) Cypress Drive, at Cypress Downs, Templeogue		
2. PROPOSAL	67 no revised types on previously app. sites		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested      (b) Received
	P.	17 December 1986	1. 12/2/87
			2. 13/3/87
4. SUBMITTED BY	Name Sorohan Builders Ltd Address 215 Botanic Avenue, Dublin 9.		
5. APPLICANT	Name Sorohan Builders Ltd Address 215 Botanic Avenue, Dublin 9.		
6. DECISION	Q.C.M. No. P/1075/87		Notified 6/4/87
	Date 6/4/87		Effect To grant permission
7. GRANT	O.C.M. No. P/1750/87		Notified 21st May, 1987.
	Date 21st May, 1987		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 3226 - Sections 31 & 35		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
Prepared by .....		Copy issued by ..... Registrar.	
Checked by .....		Date .....	
		Co. Accts. Receipt No .....	

ENFORCEMENT SECTION  
PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL

Ref. ENF 3226

Date: 7/9/89

Administrative Officer  
Registry Section  
Planning Department  
Dublin County Council:

RE:

Reg. Ref. No. M1087, SA1053 & 86A/1718

Cypress Downs, Templeogue

A Warning/Enforcement Notice (Section 31 & 35), has been served on the above lands. Please amend statutory Planning Register if necessary.

Details are in Part III.

[Signature]

Staff Officer  
Enforcement Section:

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P / 1.7.50 / 87

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

D. W. Tindale, Arch.,

Decision Order P/1075/87 6.4.87

To 215 Botanic Ave.,

Number and Date 86A/1718

Dublin 9

Register Reference No.

Planning Control No.

17.12.86

Sorohan Builders Ltd.,

Application Received on  
Addit. Inf. Rec'd: 13.3.87

Applicant

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions. Proposed 67 no. revised types on previously approved sites 1-32, incl., The Heath, and 53-71 incl. (odd nos. only) Cypress Dr. at Cypress Downs, Templeogue, Dublin 6.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That arrangements made regarding the payment of the financial contribution in the sum of £41,625. required by condition no. 8 of planning permission granted under Reg. Ref. N/1087 be strictly adhered to in the respect of this proposal.	4. In the interest of the proper planning and development of the area.

Contd/....

Signed on behalf of the Dublin County Council

For Principal Officer

21 MAY 1987

Date

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel. 724/55 (ext. 262/264)

P/1.7.50/87

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Permission/Approval XXXX

Local Government (Planning and Development) Acts, 1963-1982

To D.W. Tindale, Arch.,

Decision Order  
Number and Date P/1075/87 6.4.87

215 Botanic Ave.,

Register Reference No. 86A/1718

Dublin 9

Planning Control No.

Application Received on 17.12.86

Applicant Sorohan Builders Ltd.

Addit. Inf. Rec'd: 13.3.87

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

Proposed 67 no. revised types on previously approved sites 1-32, incl., The Heath, and 53-71 incl. (odd nos. only) Cypress Dr. at Cypress Downs, Templeogue, Dublin 6.

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	To protect the amenities of the area.
That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	In the interest of amenity.
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.	In the interest of amenity and public safety.
That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	In the interest of the proper planning and development of the area.
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.	In the interest of the proper planning and development of the area.
That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **21 MAY 1987**

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.

P/1.750/87

5. That arrangements made regarding the lodgement of security required by condition no. 9 of planning permission granted under Reg. Ref. M/1027 be strictly adhered to in respect of this proposal.

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

PK

21 MAY 1987

Contd/...



# DUBLIN COUNTY COUNCIL

PERMIT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P/1.7.50/87

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

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

To D.W. Tindale, Arch.,  
215 Botanic Ave.,  
Dublin 9  
  
Applicant Sorohan Builders Ltd.

Decision Order  
Number and Date P/1075/87 6.4.87  
Register Reference No. 86A/1718  
Planning Control No.   
Application Received on 17.12.86  
Addit. Inf. Rec'd: 13.3.87

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
Proposed 67 no. revised types on previously approved sites 1-32, incl. The Heath, and  
53-71 incl. (odd nos. only) Cypress Dr. at Cypress Downs, Templeogue, Dublin 6.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	To protect the amenities of the area.
That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
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.	7. In the interest of amenity and public safety.
That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
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.	9. In the interest of the proper planning and development of the area.
That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.
	11.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

21 MAY 1987

IMPORTANT: Turn overleaf for further information

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.

## CONDITIONS

## REASONS FOR CONDITIONS

- |   |   |
|---|---|
| <p>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.</p>  | <p>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.</p> |
| <p>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.</p>  | <p>13. In the interest of the proper planning and development of the area.</p>  |
| <p>14. That screen walls <sup>brick</sup> of 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.</p> | <p>14. In the interest of visual amenity.</p>   |
| <p>15. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains forming part of the development, until taken in charge by the Council.</p>   | <p>15. In the interest of the proper planning and development of the area.</p>  |
| <p>16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.</p>   | <p>16. To protect the amenities of the area.</p>  |
| <p>17. Screen walls to house No's. 1, 2, 16, 18, 24, and 27 be located at back-of-path. Screen walls similar to those in Condition No. 14 be provided to the open space boundaries. The specific locations of these screen walls are to be agreed with the Planning Authority prior to construction.</p>  | <p>17. In the interest of the proper planning and development of the area.</p>  |
| <p>18. The open spaces including the area adjoining the entrance from Glendown Avenue are to be the subject of a landscape plan to be agreed with the Parks Department within 3 months of the grant of permission.</p>  | <p>18. In order to comply with the requirements of the Parks Department.</p>  |



21 MAY 1987

13  
Sorohan Builders Ltd.,  
215 Botanic Avenue,  
Dublin 9.

86A-1718

12th February, 1987.

RE: Proposed 67 no. revised types on previously approved sites 1-32  
incl. The Heath, and 53-71 incl. (odd nos. only) Cypress Drive at  
Cypress Downs, Templeogue, Dublin 6 for Sorohan Builders Ltd.

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Dear Sirs,

With reference to your planning application, received here on 17th December, 1986, 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, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Further information is required which will provide for:-
  - (a) Clarification of the applicants specific proposals for adequate public open space provision in relation to the scale of the development now proposed, and in relation to the overall open space provision of this residential estate, taking into account the intensification of housing development now proposed.
  - (b) The applicants specific proposals for the treatment of the narrow strip of land at the south side of the main connecting link to Glendown Road.

NOTE: These matters are to be the subject of consultation and agreement with the Parks Department and Planning Department before the submission of any further information.

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

Yours faithfully,

  
for Principal Officer.