

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1155
1. LOCATION	Sports grounds at the Leinster Branch of the Irish Hockey Union, at Firhouse, Templeogue, Dublin 16.		
2. PROPOSAL	104 houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
			(b) Received
			1. 6th Oct., 1986
			1. 8th Oct., '86
	P.	8 August 1986	2.
			2.
4. SUBMITTED BY	Name Terence Sweeney, Consulting Engineer Address 24 Upper Fitzwilliam St. Dublin 2.		
5. APPLICANT	Name Tania Limited Address Lancaster House, Newtown Industrial Estate, Dublin 5.		
6. DECISION	O.C.M. No. P/4302/86		Notified 20th Nov., '86
	Date 19th Nov., '86		Effect To grant permission
7. GRANT	O.C.M. No. P/20/87		Notified 5th Jan., 1987
	Date 5th Jan., 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 6505 - Section 35 8111 - Section 35		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL:

REF: ENF. 8111

Date 21.1.92

Administrative Officer,
Registry Section,
Planning Department,
Dublin County Council:

RE: Reg. Ref. No. 86^A 1155

Westbanere Lodge, Templeogue -
Condition No. 1

~~AN~~ Warning/Enforcement Notice (Section 35), has been served on
lands covered by the above Reg. Ref. No. Please amend statutory
register accordingly.

Details are in Part III.


Staff Officer
Enforcement Section:

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL

Ref. ENF 6505

Date: 21/8/89

Administrative Officer
Registry Section
Planning Department
Dublin County Council:

RE:

Reg. Ref. No. 86A/1155

Westhouse Lodge, Terenure

A ~~Warning~~/Enforcement Notice (Section 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:

86A/1155

15/10/'87

McGarrell Reilly Contractors Ltd.,
The Bungalow,
Stockton Court,
Peck's Lane,
Castleknoch,
Dublin 15.

Re: Proposed development of 104 houses, comprising 88 semi-detached and 16 detached houses at the Irish Hockey Union and Ladies Leinster Branch Grounds at Firhouse, Templeogue, Dublin 16 with access off Cremore Road for Tania Ltd.

Dear Sirs,

I refer to your submission received on 7/9/'87, to comply with condition No. 21 of decision to grant permission by Order No. P/4302/86, dated 19/11/'86, in connection with the above.

In this regard, I wish to inform you that the submission is acceptable and complies with part of Condition NO. 21 where it relates to the omission of a proposed pedestrian way between Site No.'s 58 and 59 of Order NO. P/4302/86, dated 19/11/'86.

Yours faithfully,



for Principal Officer

Anthony Manahan & Assocs.,

86A-1155

Fountain House,

55 Main Street,

20th May, 1987.

Rathfarnham,

Dublin 14.

Re: Proposed development of 104 houses, comprising 88 semi-detached and 16 detached houses at the Irish Hockey Union and Ladies Leinster Branch Grounds at Firhouse, Templeogue, Dublin 16 with access off Cremorne Road for Tania Limited.

Dear Sirs,

I refer to your submission received on 6th February, 1987, to comply with conditions nos. 18, 19, 20, 21 and 22, of the decision to grant permission by Order No. P/4302/86, dated 19th November, 1986, in connection with the above.

In this regard, I wish to inform you that the lodged plans and specification are acceptable in principle, providing the following details are complied with:-

1. The maintenance of the open spaces should be for an eighteen month period from effective completion of works.
2. The existing tarmacadam surfaces, which now form part of the public open space should be broken up and removed off site, as retention of the same could cause drainage problems.
3. The open spaces should be immediately fenced off and protected as required in the planning permission.

Contd./.....

GRANT OF PERMISSION

P/20/87

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

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

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

development of 104 houses, comprising 88 semi-detached and 16 detached houses at the Irish Hockey Union and Ladies Leinster Branch Grounds at Firhouse, Templeogue, Dublin 16, with access off Cremorne Road.

Contd./11/...

For Principal Officer

Date _____

JAN 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.

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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £100,000.00

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) Lodgment with the Council of Cash sum of £62,500.00 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) Lodgment 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 lodgment 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.

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

AK

5 JAN 1987

Form D1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

P/20/87

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1962-1982~~ 1963-1983

To Manahan & Assocs. Decision Order Number and Date P/4302/86 - 19/11/86

"Fountain House" Register Reference No. 86A-1155

55 Main Street, Planning Control No.

Rathfarnham, Dublin 14. Application Received on 8/8/86

Applicant Tania Limited. Add. Info. Rec'd: 8/10/86

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

development of 104 houses, comprising 88 semi-detached and 16 detached houses at the Irish Hockey Union and Ladies Leinster Branch Grounds at Firhouse, Templeogue, Dublin 16, with access off Cremorne Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
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.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. 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 5 JAN 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.

20/87

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 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.
16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purposes of site compounds or for the storage of plant, materials or spoil.

- 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 In the interest of the proper planning and development of the area.
16. To protect the amenities of the area.

Contd./.....

5 JAN 1987
Form EY—Future Print Ltd.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

P/20/87

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To Manahan & Assocs.,

Decision Order

Number and Date P/4302/86 - 19/11/86

Register Reference No. 86A-1155

Planning Control No.

Application Received on 8/8/86

Add. Info. Rec'd: 8/10/86

"Fountain House",

55 Main Street,

Rathfarnham, Dublin 14.

Applicant Tania Limited.

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

development of 104 houses, comprising 88 semi-detached and 16 detached houses at the Irish Hockey Union and Ladies Leinster Branch Grounds at Firhouse, Templeogue, Dublin 16, with access off Cremorne Road.

CONDITIONS	REASONS FOR CONDITIONS
17. That financial contribution of £700. per house (i.e. £72,800.) be paid by the developer to Dublin County Council towards the cost of improving the Firhouse Road, in the immediate vicinity of the access to relieve possible traffic hazard. This contribution to be paid prior to the commencement of development on the site.	17. In the interest of traffic safety.
18. Prior to the commencement of development a detailed landscape plan to be submitted to the Planning Authority for written agreement. This plan to include details of regrading, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance until taken-in-charge. Alternatively a financial contribution of £300./house to be paid by the developer to Dublin County Council in lieu of carrying out the above landscaping works.	18. In the interest of residential amenity.
19. A scheme of street tree planting to be submitted to the Planning Authority for written agreement prior to the commencement of development.	19. In the interest of residential amenity.

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date

5 JAN 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.

Form A1—Future Print Ltd.

20. Details of proposed boundary treatment with adjoining playing fields to the north of the site to be submitted to the Planning Authority for written agreement prior to the commencement of development.

20. In the interest of residential amenity.

21. The proposed pedestrian way between house Nos. 58 and 59 at the western end of the site to be omitted. The proposed boundary wall to the south of House No. 16 to be relocated c. 1 metre to the south so that it runs directly alongside the proposed pedestrian pathway. Revised plans indicating these amendments to be submitted to the Planning Authority for written agreement prior to the commencement of development, additional amenity landscaping is to be provided outside the flank wall of No. 16.

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

22. Prior to the commencement of development, a detailed tree survey (min. scale 1:250) of the condition of the group of spruce trees on the northern site boundary to be submitted, indicating clearly those trees to be retained, and those to be removed. Details of proposed protective fencing around these trees and the existing ash trees adjoining the western site boundary to be submitted to and written agreement received from the Planning Authority prior to the commencement of development. Specific details to be submitted regarding the construction of the boundaries between house nos. 68, 69 and 92, with a view to ensuring the future survival of the remaining trees at this location. *S*

22. To protect the existing trees on the site.

AK.

5 JAN 1987

Marahan & Assoc.,
"Fountain House",
55, Main Street,
Rathfarnham,
Dublin 14.

86A/1155

6/10/'86

Re: Proposed development of 104 houses, comprising 88 semi-detached and 16 detached houses at the Irish Hockey Union and Ladies Leinster Branch Grounds at Firhouse, Templeogue, Dublin 16 with access of Cremoran Road for Tania Limited.

Dear Sirs,

With reference to your planning application, received here on 8/8/'86, 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. Clarification of the applicants specific proposals in relation to the written consent of adjoining landowners to the proposed piping of the ditch along the northern boundary of the site.
2. Clarification of the applicants specific proposals in relation to relocation of house No. 16 due to its location within 5 metres of sewer length S10 to S11.
3. Clarification of the applicants specific proposals in relation to the existing 225mm. storm sewer in the rear gardens of house No.'s 10 to 16 incl.

NOTE: Items (2) and (3) above are to be the subject of consultation and agreement with the Sanitary Services Department before submission of additional information.

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

Yours faithfully,


For Principal Officer