

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/570
1. LOCATION	Beverly Court West, ext of Beverly Court off Scholardstown Road, Templeogue		
2. PROPOSAL	73 Dwellings & ancillary works		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 30 May 1986	Date Further Particulars
			(a) Requested 1 Time ext. up to & incl., 31/7/86 2 Time ext. up to & incl., 31/10/86
(b) Received 1. 2.			
4. SUBMITTED BY	Name A.S. Tomkins, Address 308 Clontarf Road, Dublin 3		
5. APPLICANT	Name Princess Homes Ltd., Address 16 Terenure Road East, Dublin 6		
6. DECISION	O.C.M. No. P/4079/86		Notified 29th Oct., '86
	Date 29th Oct., '86		Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 21st Nov., 1986		Decision Permission granted by An Bord Pleanála.
	Type 1st Party		Effect 3rd July, 1987.
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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

Allen S. Tomkins,
308 Clontarf Road,
Dublin 3.

86A-570

6th September, 1988.

Re: Proposed 73 dwellings, with road, sewers and ancillary works at
Beverly Court West, extension of Beverly Court, off Scholarstown
Road, Templeogue for Princess Homes Ltd.

Dear Sir,

I refer to your submission received on 8th July, 1988, to comply with
condition No. 6 of decision to grant permission by An Bord Pleanala, Ref.
PL6/5/72715, dated 3rd July, 1987, in connection with the above.

In this regard, I wish to inform you that the submission complies with
condition No. 6, subject to suitable shrubs being planted in the areas
between the walls and the cul-de-sac hammerhead ends, (at Roads 9 and 10),
such as to soften the impact of the blank face of the 2m high rendered walls.

Yours faithfully,


for Principal Officer.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/570

APPEAL by Princess Homes Limited care of Allan S. Tomkins of 308, Clontarf Road, Dublin against the decision made on the 29th day of October 1986, by the Council of the County of Dublin to refuse a permission for development comprising the erection of seventy three houses with roads, sewers and ancillary works at Beverly Court West, extension of Beverly Court, off Scholarstown Road, Templeogue, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with plans and particulars lodged with the said Council, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the status of the planning authority's road proposals in the vicinity of the site, the availability of water supplies and drainage facilities to serve the proposed development and the relationship of the proposed development to existing and permitted residential development in the vicinity, it is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would accord with the proper planning and development of the area.

SECOND SCHEDULE

1. The lands to the south west of the site which will be required by the planning authority for the implementation of its road proposals in the area shall be reserved free of development and shall, prior to the commencement of the proposed development, be marked out on the ground in consultation with the planning authority.

Reason: To ensure that the proposed development takes account of road proposals shown in the Dublin County Development Plan.

2. No house or part of a house shall be constructed within thirty metres of the roads reservation as marked out in compliance with condition number 1 above.

Reason: To ensure that houses are not adversely affected by traffic noise from the proposed motorway and its associated slip roads.

SECOND SCHEDULE (CONTD.)

3. The water supply and drainage arrangements associated with the proposed development, including the disposal of surface water from the site, shall accord with the detailed requirements of the planning authority for such works and services.

Reason: In the interest of orderly development and public health.

4. The public services to the proposed development and the cables associated with the electrical, communal television and telephone services to the proposed development shall be located underground throughout the site.

Reason: In the interest of visual amenity.

5. Public lighting shall be provided throughout the site in accordance with the detailed requirements of the planning authority for this service.

Reason: In the interest of orderly development, amenity and public safety.

6. Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. Such walls shall be at least two metres high, shall be in brick or block or similar durable material and shall be suitably capped and rendered.

Reason: In the interest of residential amenity.

7. The areas indicated on the lodged drawings as public open space (including areas adjoining the roads reservation) shall be reserved for such use and shall be landscaped in accordance with a detailed landscaping scheme for the site which shall be submitted to and agreed with the planning authority prior to the commencement of development or, in default of agreement shall be as determined by An Bord Pleanála. The landscaping scheme shall include a timescale for implementation of the scheme, details of the species, size and spacing of all the trees and shrubs proposed to be planted and an indication of the areas proposed to be grassed and the areas proposed to be treated otherwise.

Reason: In the interest of orderly development, visual amenity and the amenity of the occupants of the proposed development.

SECOND SCHEDULE (CONTD.)

8. The developers shall pay to Dublin County Council a sum of money as a contribution towards the costs incurred by the said Council in carrying out improvements to the distributor road network in the area. The amount to be paid and the time and method of payment shall be as agreed between the developers and the Council prior to the commencement of the development or failing agreement shall be as determined by An Bord Pleanála.

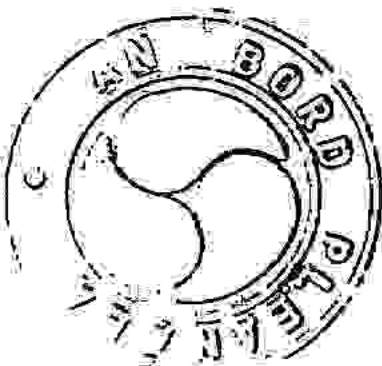
Reason: It is considered reasonable that the developers should contribute towards the cost of road improvements which facilitate the proposed development.

9. The developers shall pay a sum of money to Dublin County Council as a contribution towards the costs incurred by the said Council in the provision of water supplies and sewerage facilities in the area. The amount to be paid and the time and method of payment shall be as agreed between the developers and the said Council before development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services in the area by the Council will facilitate the development and it is considered reasonable that the developers should contribute towards the cost of providing the services.

10. Before the development is commenced, the developers shall lodge with Dublin County Council a cash deposit, a bond of an insurance company or other security, to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developers or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.



John Dwyer

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 3rd day of July 1987.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~PLANNING PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To A.S. Tomkins,
308, Clontarf Road,
Dublin 3.

Register Reference No. 86A/570

Planning Control No.

Application Received 30/4/'86

Time Ext. up to & incl. 31/7/'86

Additional Information Received

Mat. Contrav. Not. dated. 23/7/'86

Further Time ext. up to & incl. 31/10/'86

Applicant Princess Homes Ltd.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/4079/86, dated 29/10/'86 decided to refuse:

~~PLANNING PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed 73 dwellings, with road, sewers and ancillary works at Beverly Court West, extension of Beverly Court, Off Scholarstown Road, Templeogue,
for the following reasons:

1. The major portion of the lands proposed for residential development is located within an area zoned in the County Development Plan 1983 "to preserve and provide for open space and recreational amenities". The proposed development would materially contravene the above objective and would not be in accordance with the proper planning and development of the area and would be seriously injurious to the amenities of property in the vicinity.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 29th October, 1986.

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an agent or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

Form 'G'

A.S. Tomkins,
308 Clontarf Rd.,
Dublin 3

86A/570

23.9.86

RE/ Proposed 73 dwellings, with roads, sewers and ancillary works at
Beverly Court West, extension of Beverly Court, off Scholarstown Road,
Templeogue for Princess Homes Ltd.

Dear Sir,

With reference to your planning application received here on 30th April,
1986, (letter for extension period received 22nd Sept. 1986), in connection
with the above, I wish to inform you that:

In accordance with Section 26(4A) of the Local Government (Planning and
Development) Act, 1963, as amended by Section 39(F) of the Local Government
(Planning and Development) Act, 1976, the period for considering this
application within the meaning of subsection 4(A) of Section 26 has been
extended up to and including the 31st October, 1986.

Yours faithfully,



for Principal Officer.

A.S. Tomkins,
308 Clontarf Road,
Dublin 3.

86A-570

26th June, 1986.

RE: Proposed 73 dwellings, with roads, sewers and ancillary works at
works at Beverly Court West, extension of Beverly Court,
off Scholarstown Road, Templeogue for Princess Homes Ltd.

Dear Sir,

With reference to your planning application received here on 30th April, 1986, (letter for extension period received 26th June, 1986), in connection with the above, I wish to inform you that:

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 31st July, 1986.

Yours faithfully,



for Principal Officer.