

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1541
1. LOCATION	Woodbrook, Knocklyon Road, Templeogue S		
2. PROPOSAL	Rev. House Type/Layout		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	28 November '85	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Time ext. up to & incl., 17/2/86</p> <p>2.</p> </div> <div style="width: 45%;"> <p>1.</p> <p>2.</p> </div> </div>
4. SUBMITTED BY	Name Mr. John McCrossan, Dip. Arch., Address 12 Rathdown Road, Phibsboro, Dublin 7		
5. APPLICANT	Name Meade Plant Ltd., Address Woodbrook, Knocklyon Road, Co. Dublin		
6. DECISION	O.C.M. No. P/492/86		Notified 13th Feb., 1986
	Date 13th Feb., 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/1057/86		Notified 25th March, 1986
	Date 25th March, 1986		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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

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

P/1.057/86

Notification of Grant of Permission/Approval

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

To: **John McCrossan,**

Decision Order

Number and Date **P/492/86 13.2.86**

12, Rathdown Road,

Register Reference No. **85A/1541**

Phibsboro,

Planning Control No.

Dublin 7.

Application Received on **28.11.85**

Applicant **Meade Plant Ltd.**

Time Ext. up to & incl. **17.2.86**

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

revised house type and site layout for sites 1-8 inclusive on approved scheme at.....

Woodbrook, Knocklyon Road, Templeogue

CONDITIONS	REASONS FOR CONDITIONS
1. That 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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. Each The proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £13,200 in respect of the proposed development 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 on the site.	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.

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **25 MAR 1986**

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.

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CONDITIONS

REASONS FOR CONDITIONS

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 **£18,000.**

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.

(b) Lodgment with the Council of **£11,000.**
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) 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.

Or/

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.

Over/.....

DUBLIN COUNTY COUNCIL

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P/1.057/86

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, 1963-1982

To **John McCrossan,**
12 Rathdown Road,
Phibsboro,
Dublin 7.

Applicant **Meade Plant Ltd.**

Decision Order Number and Date **P/492/86 17.2.86**

Register Reference No. **85A/1541**

Planning Control No.

Application Received on **28.11.85**

Time Ext. up to incl. **17.2.86**

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

revised house type and site layout for sites 1-8 inclusive on approved scheme at
Woodbrook, Knocklyon Road, Templeogue

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 **25 MAR 1986**

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.

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|--|--|
| <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 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.</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. That the necessary land required for the widening of Knocklyon Road along the site frontage be reserved as such and kept free from building development and be transferred free-of-charge to the County Council. The improvement line boundary is to be set out on site in consultation with the County Council's Roads Department, before commencement of development.</p> | <p>17. In the interest of the proper planning and development of the area.</p> |
| <p>18. That the necessary footpaths and front boundary walls including the main estate access along the site frontage be constructed by the developer to the requirements of the Council's Roads Department and be completed prior to any house being occupied.</p> | <p>18. In the interest of the proper planning and development of the area.</p> |
| <p>19. That a financial contribution in the sum of £15,400, i.e. £700 per house as required by Reg. Ref. ZA329 in respect of overall development be paid to the County Council towards the cost of</p> | <p>19. In the interest of the proper planning and development of the area.</p> |

Over/.....

25 MAR 1986

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

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P / 1.057 / 86

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BLOCK 2,
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12 Rathdown Road,
Phibsboro,
Dublin 7.
Applicant **Meade Plant Ltd.**

Decision Order
Number and Date **P/492/86. 17.2.86**
Register Reference No. **85A/1541**
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revised house type and site layout for sites 1-8 inclusive on approved schema
at Woodbrook, Knocklyon Road, Templeogue

CONDITIONS	REASONS FOR CONDITIONS
<p>Contd/..... road improvements in the area of the proposed development. This contribution to be offset by any agreed and certified works carried out by the developer along the site frontage.</p> <p>20. That a comprehensive landscape plan including specification and schedule of works clearly setting out any necessary tree removal proposals, replacement tree planting, site landscaping, boundary treatment and street planting, be submitted to and agreed with the Council's Parks Department before the commencement of development on the site. Provision should also be made in these works for any necessary paths required within the open space areas.</p> <p>21. That the areas shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by the residents on completion of their dwellings</p> <p>OR/..... Alternatively, a financial contribution of £300. per house be paid to the Council towards the cost of development of the open space in the area of the proposed development.</p>	<p>20. In the interest of the proper planning and development of the</p> <p>21. In the interest of the proper planning and development of the area.</p>

Over/.....

Signed on behalf of the Dublin County Council

For Principal Officer

25 MAR 1986

Date

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P/1.057/86

Contd/.....

22. Flank screen walls to Site Nos. 4 and 8 are to be not less than 2m. in heights, constructed in block work or similar durable materials rendered and capped. Rear boundary walls similar to the foregoing and not less than 2½m. in height are to be provided to these sites.
22. In the interest of the proper planning and development of the area.

25 MAR 1986