

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1451	
1. LOCATION	<div style="text-align: right; font-size: 2em; margin-right: 20px;">S</div> Sites 16,18,20,22,24 Rd. 3, Beverly Court, Templeogue.			
2. PROPOSAL	Ret. 5 houses.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P.	7th Nov. 85.	1. 2.	1. 2.
4. SUBMITTED BY	Name Mr. A. S. Tomkins, Address 308, Contarf Road, Dublin 3.			
5. APPLICANT	Name Ballymore Homes Limited, Address Ballymore Eustace, Co. Kildare.			
6. DECISION	O.C.M. No. P/4780/85		Notified 12th Dec., 1985	
	Date 12th Dec., 1985		Effect To grant permission	
7. GRANT	O.C.M. No. P/29/86		Notified 8th Jan., 1986	
	Date 8th Jan., 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		Copy issued by		
Checked by		Date		
		Co. Accts. Receipt No		
		Registrar.		

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

P/2.9/86

To A.S. Tomkins,
308, Clontarf Road,
Dublin 3.
Applicant Ballymore Homes Ltd.

Decision Order
Number and Date P/4780/85, 12/12/85
Register Reference No. 85A/1451
Planning Control No.
Application Received on 7/11/85
Floor area. 492.8 sq.m.

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

Proposed retention of 5 dwellings on Road three, Beverly Court, Knockiyon Road, Templeogue.

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 each proposed house be used as a single dwelling unit.	2. To prevent unauthorised development.
3. That the arrangements made for the payment of the financial contribution in the sum of £96,800. in respect of the overall development be strictly adhered to in respect of this development.	3. 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.
4. 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 residents on completion of their dwellings. Or, alternatively, a financial contribution of £300. per house be paid to the Council prior to commencement of development.	4. In the interest of the proper planning and development of the area.
5. Any trees to be retained within private gardens are to be subjected to a scheme of remedial tree surgery prior to house occupation. The details of such treatment are to be submitted to and agreed with Dublin County Council.	5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Cont./.....
Joe Toller
For Principal Officer

8 JAN 1986

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

6. In accordance with the letter dated 25/7/'83, submitted by the applicants agent to the Planning Authority in connection with the application, the applicant shall at no expense to the Council, provide:-

a) a widened carriageway to be 24ft. in width to the Knocklyon Road and scholarstown Road where they adjoin the frontage of the development site together with kerbs, drainage gullies, public lighting and a two metre wide footpath. The location of the footpath, lighting etc., to be agreed with the Planning Authority. (Footpath levels and thickness of widened carriageway to be agreed with the Planning Authority before development commences).

b) the widened carriageway and a footpath shall also be provided at no expense to the Council at the existing entrance to Knocklyon House when the necessary land becomes available.

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

P/29/86

Cont../.....

Paul Tolan

8 JAN 1986

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

P/29/86
1963-1983

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

Decision Order
Number and Date P/4780/85 12/12/85

Register Reference No. 85A/1451

Planning Control No. 7/11/85

Application Received on
Floor area 492.8 sq.m.

Applicant: Ballymore Homes Ltd.

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

Retention of 5 dwellings on Road Three, Beverly Court, Knocklyon Road, Scholarstown
Road, Templeogue.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

7. 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.
8. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
9. 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.
10. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

7. To protect the amenities of the area.
8. In the interest of amenity.
9. In the interest of amenity and public safety.
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

8 JAN 1986

Date

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.

P/29/86

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 purpose of site compounds or for the storage of plant, materials or spoil.
17. The areas of land between the reservation lines and the new kerb of the widened carriageways shall be graded evenly from the site level to the road level. All scrub and bushes shall be cleared. Any trees nearer than 2m. to the new kerb shall be removed by the developers. The proposed boundary treatment between the proposed development and the new carriageways shall be submitted to and agreed with the Dublin County Council before development commences.

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

Hee Toller

8 JAN 1986