

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1414
1. LOCATION	25, Beverly Downs, Scholarstown Road, Templeogue. <span style="float: right;">S</span>		
2. PROPOSAL	Revised house.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	30th Oct. 85.	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  2. .... </div> <div style="width: 45%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name Mr. Gerard Larkin, Address Curraghtown, Drumree, Co. Meath.		
5. APPLICANT	Name J. McLaughlin & Co. Limited, Address "Connisbeth", Fairyhouse Road, Dunboyne, Co. Meath.		
6. DECISION	O.C.M. No. P/4211/85		Notified 6th Dec., 1985
	Date 5th Dec., 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/136/86		Notified 15th Jan., 1986
	Date 15th 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 .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.36/86

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

GRANT OF  
PERMISSION

## Notification of Grant of Permission/ApprovalXXXX

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

To Gerard Larkin,  
Curraghtown,  
Drumree,  
Co. Meath.  
Applicant J. McLaughlin & Co. Ltd.

Decision Order  
Number and Date P/4211/85 - 5/12/85  
Register Reference No. 85A-1414  
Planning Control No. 30/10/85  
Application Received on 30/10/85  
Floor Area: 150 sq.m.

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

substitution of house type at 25, Beverly Downs, Schlarstown 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 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 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.	4. 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.
5. 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.	5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

*AK*  
For Principal Officer  
15 JAN 1986

Date.....

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

6. 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.

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

7. In accordance with the letter dated 27/7/83, submitted by the applicants agent to the Planning Authority in connection with the application, the applicant shall at no expense to the Council, provide:-

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

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 thickness of widened carriageway 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.

Contd./

15 JAN 1986



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Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
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## Notification of Grant of Permission ~~Approval~~

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

To: Gerard Larkin,  
Curraghtown,  
Drumree,  
Co. Meath.

Decision Order  
Number and Date P/4211/85 - 5/12/85  
Register Reference No. 85A-1414  
Planning Control No. ....  
Application Received on 30/10/85

Applicant J. McLaughlin & Co. Ltd

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

substitution of house type at 25 Beverly Downs, Scholarstown Road, Templeogue

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
8. 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. To protect the amenities of the area.
9. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	9. In the interest of amenity.
10. 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. In the interest of amenity and public safety.
11. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	11. In the interest of the proper planning and development of the area.
<del>That the area shall be landscaped to the satisfaction of the County Council and be available for use by the public for the completion of their dwellings</del>	<del>in the interest of the proper planning and development of the area</del>
12. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	12. 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

15 JAN 1986

Date

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

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CONDITIONS	REASONS FOR CONDITIONS
<p>13 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>13 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>14 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>14 In the interest of the proper planning and development of the area.</p>
<p>15 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>15 In the interest of visual amenity.</p>
<p>16 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>16 In the interest of the proper planning and development of the area.</p>
<p>17. 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>17. To protect the amenities of the area.</p>
<p>18. 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 agreement between the proposed development and the new carriageways shall be submitted to and agreed with the Dublin County Council before development commences.</p>	<p>18. In the interest of the proper planning and development of the area.</p>

*AK*

15 JAN 1986