

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1353	
1. LOCATION	Road 3, Beverly Court, Knocklyon Road/Scholarstown Road, Templeogue S			
2. PROPOSAL	Substitution of house types for 6 houses			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 17th Oct., 1985	Date Further Particulars	
			(a) Requested 1. 2.	(b) Received 1. 2.
4. SUBMITTED BY	Name A. S. Tomkins, Address 308, Clontarf Road, Dublin 3.			
5. APPLICANT	Name Peter Jordan Ltd., Address Unit 2, Main Belgard Road, Tallaght, Dublin 24.			
6. DECISION	O.C.M. No. P/4213/85		Notified 5th 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

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

P/136/86

Notification of Grant of Permission/Approval

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

To A. S. Tomkins,

Decision Order

Number and Date P/4213/85 5.12.85

308 Clontarf Road,

Register Reference No. 85A/1353

Dublin 3.

Planning Control No. 85A/1353

Application Received on 17.10.85

Applicant Peter Jordan Ltd.

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

substitution of house type for six houses on Road Three; at Beverly Court,

Knocklyon Road/Scholarstown Road, Templeogue

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specification 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.
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.

on behalf of the Dublin County Council

For Principal Officer

15 JAN 1986

Date

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7. 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.

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

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DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/136/86

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

Notification of Grant of Permission/Approval

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

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

Applicant **Peter Jordan Ltd.**

Decision Order **P/4213/85 5.12.85**
Number and Date

Register Reference No. **85A/1353**

Planning Control No.
Application Received on **17.10.85**

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

~~substitution of house type for six houses on Road Three at Beverly Court,~~
~~Knocklyon Road/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.
That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and the area shall be maintained in that condition until the development is completed.	In the interest of the proper planning and development of the area.
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

Date **15 JAN 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 development.

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CONDITIONS

REASONS FOR CONDITIONS

13. That all watermain tappings, 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.
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.
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.
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.
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.
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 treatment between the proposed development and the new carriageways shall be submitted to and agreed with the Dublin County Council before development commences.

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.
14. In the interest of the proper planning and development of the area.
15. In the interest of visual amenity.
16. In the interest of the proper planning and development of the area.
17. To protect the amenities of the area.
18. In the interest of the proper planning and development of the area.

PK

15 JAN 1986