

COMHAIRLE CHONTAE ÀTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/993
1. LOCATION	Old Bridge Road, Templeogue S		
2. PROPOSAL	6 Apartments		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	A.	25 July 1985	<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 John P. Keenan & Associates, Address Herbert House, 4 Herbert Place, Dublin 2		
5. APPLICANT	Name S. Fagan, Address 3, The Manor, Cypress Downs, Templeogue, Dublin 6		
6. DECISION	O.C.M. No. P/3392/85		Notified 23rd Sept., 1985
	Date 23rd Sept., 1985		Effect Permission granted
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 21st Oct., 1985		Decision Permission granted by
	Type 3rd Party		Effect An Bord Pleanála 19th March, 1986
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 Registrar.

Checked by

Date

Co. Accts. Receipt No

AN BORD PLEANALA
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 85A/993

APPEAL by P. O'hUiginn, care of O'Malley and Bergin, 33 Fitzwilliam Place, Dublin, against the decision made on the 23rd day of September, 1985, by the Council of the County of Dublin, to grant subject to conditions approval to S. Fagan of 3, The Manor, Cypress Downs, Templeogue, Dublin, for the erection of six apartments at Old Bridge Road, Templeogue, Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant approval for the erection of the said apartments in accordance with the said plans and particulars, 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 approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

The principle of development on this site has been established by the outline permission granted by the Board on 29th of April, 1985, (PL 6/5/67799, Planning Register Reference ZA 931). The Board sees no objection to the detailed proposals now submitted for approval, provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. (a) The height of the proposed apartment block shall be reduced to ensure that the floor-to-ceiling height of the attic space shall not exceed 1.8 metres.

(b) The attic space shall be used solely for ancillary storage purposes only. Its use for human habitation is specifically prohibited.

Reason: To ensure compliance with condition number 1 of the outline permission (PL 6/5/67799), which specified that not more than six apartments shall be erected on the site.

2. (a) The site shall be landscaped in accordance with the Master Planting Plan (drawing number 861/01) and the Planting Schedule (drawing number 861/02), lodged with the Board on 20th of February, 1986, save where otherwise specified by conditions attached to this order.

(b) Existing apple, elder, laurel and sycamore trees on the southern boundary of the site shall be retained as far as possible.

SECOND SCHEDULE (CONTD.)

2. (c) Additional fast-growing coniferous species shall be included in the planting scheme between the proposed apartment block and the existing dwelling to the south.

(d) Access to the site shall be as shown on the Master Planting Plan lodged on 20th of February, 1986.

Reason: In the interests of visual and residential amenity.

3. (a) All trees and shrubs to be retained on site shall be protected during the period of development by the erection of a robust fence, 1.5 metres high. This fence shall enclose at least the area covered by the branch spread of the trees and shall be maintained in good condition throughout the period of development.

(b) The location of all site huts, storage compounds and topsoil heaps shall be agreed in writing with the planning authority prior to the commencement of any development on site.

(c) Planting of new landscaping, and maintenance of both existing and proposed trees and shrubs within the private open space, shall be carried out in accordance with a detailed specification prepared by a competent landscape specialist, which shall be submitted for the written agreement of the planning authority prior to the commencement of any development on site.

Reason: To protect the sylvan nature of the site, and to ensure that landscaped proposals are satisfactorily implemented and maintained.

4. Prior to the commencement of development, the developer shall have conveyed free of charge to the planning authority the portion of the site intended for use as portion of the Dodder Valley Park, in accordance with the undertaking given to that effect in the letter which accompanied the outline application to the planning authority dated 17th of July, 1984.

Reason: To comply with condition number 4 attached to the outline permission for this site.

5. (a) The south-facing panel of the living-room window at first-floor level shall be replaced with plaster, finished to match the adjoining external south-facing wall of the proposed apartment block. All other south-facing windows at first floor level shall be fitted with obscure glazing.

(b) The bin enclosure shall not be located between the proposed apartment block and the existing dwelling to the south. The revised location shall be as agreed with the planning authority prior to the commencement of development.

Reason: To protect the existing residential amenities of the dwelling immediately to the south of the site.

SECOND SCHEDULE (CONTD.)

6. The developer shall pay £2682 to Dublin County Council as a contribution towards the provision of public services in the area. Arrangements for payment shall be as agreed between the developer and the said Council before development commences 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 proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

7. Before the development is commenced, the developers shall lodge with the 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 developer or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

8. All public services for the development including electrical, communal television and telephone cables and equipment, shall be located underground throughout the site.

Reason: In the interests of the visual amenities of the area.

9. (a) The developer shall construct a 2.0 metre high perimeter wall in limestone, finished to match the masonry at the new Templeogue Bridge, from Old Bridge Road along the boundary between the public and private open space, and returned at the south-west corner of the proposed Dodder Valley Park section to meet the bank of the river (i.e. adjoining the rear garden of the dwelling to the south of the site). The foundations of this wall shall be constructed in such a manner as to avoid damaging the roots of trees to be retained.

(b) 2 metre high screen walls, capped and rendered, shall be provided on the eastern and southern boundaries of the site. (The latter boundary wall may be finished in masonry, subject to agreement being reached with the owner of the adjoining dwelling to the south of the site).

Reason: In the interests of visual and residential amenity.

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SECOND SCHEDULE (CONTD.)

10. Water supply and drainage arrangements shall be in accordance with the requirements of the planning authority.

Reason: In the interests of public health.

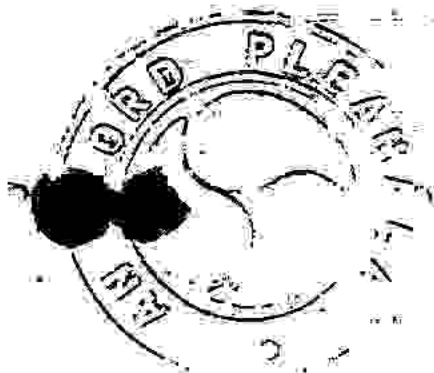
11. Prior to the commencement of any development, the developer shall submit, for the written agreement of the planning authority, revised plans, sections and elevations indicating compliance with the above conditions.

Reason: To ensure effective control of development.



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

Dated this 19th day of March 1986.



DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

Notification of Decision to Grant ~~APPROVAL~~ ~~PERMISSION~~

Local Government (Planning and Development) Acts, ~~1958-1982~~ 1963-1983

To J.P. Korman & Assoc. Decision Order
Number and Date P/3392/85, 23/9/'85
Herbert House, Register Reference No. 85A/973
6, Herbert Place, Planning Control No.
Dublin 2, Application Received on 25/7/'85
Applicant S. Fagan Additional information received

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 dated as above make a decision to grant Permission ~~APPROVAL~~ for:-

Proposed erection of 6 apartments at Old Bridge Road, Templeogue.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. That 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 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. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£1632.00</u> be paid by the proposer to the 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 of development on the site.	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 prior to the commencement of development, the developer shall have conveyed free of charge, to the County Council the portion of the site, to be used as portion of the Dodder Valley Park, in accordance with the undertaking given to that effect in the letter of application to the Planning Authority dated 17th July, 1984.	5. In the interest of the proper planning and development of the area.
6. That 8 no. car parking spaces be provided on site.	6. In the interest of the proper planning and development of the area.
7. That the proposed access and roadway be marginally subordinated to the requirements of the Parks Superintendent of Dublin County Council to ensure the preservation of trees on site.	7. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

MZ
For Principal Officer

Date 23rd September, 1985.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

8. That the kerb and path be dishd to the requirements of the Area Engineer, Roads Maintenance Section, Dublin County Council at the applicants expense.
9. That a masonry wall two metres in height and matching the existing bridge walls be erected between the area to be used with the apartment block and the public open space.
10. That full details of the proposed private management scheme for the site be submitted to and agreed with Dublin County Council.
11. That the tin enclosure be relocated to a position not between the proposed apartment block and the adjoining residential premises to the south of the site.

8. In the interest of the proper planning and development of the area.
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. In the interest of amenity.

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NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to: An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

- (1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £20.00.
- (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), pay to An Bord Pleanala a fee of £50.00.
- (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

Notification of Decision to Grant APPROVAL

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

1963-1983

To J.P. Keenan & Assoc.

Decision Order

Number and Date

P/3392/85, 23/9/85

Robert House,

Register Reference No.

83A/993

4, Herbert Place,

Planning Control No.

Dublin 2.

Application Received on

23/7/85

Applicant S. Pagan

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 dated as above make a decision to grant Permission/~~Approval~~ for:-

Proposed erection of 6 apartments at Old Bridge Road, Templeogue.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
12. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, or other debris on adjoining roads during the course of the works.	12. To protect the amenities of the area.
13. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	13. In the interest of amenity.
14. 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.	14. In the interest of amenity and public safety.
15. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	15. In the interest of the proper planning and development of the area.
16. 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.	16. In the interest of the proper planning and development of the area.
17. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	17. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

for Principal Officer

Date 23rd September, 1985

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

18. 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.

~~That the applicant shall be responsible for the cost of the watermain tappings, branch connections, swabbing and chlorination, and that the cost thereof be paid to the County Council before any development commences.~~

19. 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.

~~That the applicant shall be responsible for the cost of the screen walls, and that the cost thereof be paid to the County Council before construction. Timber fencing is not acceptable.~~

20. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purposes of site compounds or for the storage of plant, materials or spoil.

18. 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.

~~That the applicant shall be responsible for the cost of the watermain tappings, branch connections, swabbing and chlorination, and that the cost thereof be paid to the County Council before any development commences.~~

19. In the interest of visual amenity.

~~That the applicant shall be responsible for the cost of the screen walls, and that the cost thereof be paid to the County Council before construction. Timber fencing is not acceptable.~~

20. To protect the amenities of the area.

NOTE:

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Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.