

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/768
1. LOCATION	Sites 1,2,3,4 Road 7, Beverly Court, Knocklyon Rd/Scholarstown Rd., Templeogue S		
2. PROPOSAL	Rev. Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	4th June, 1985	1.
			2.
4. SUBMITTED BY	Name Allan S. Tomkins, Address 308 Clontarf Rd., Dublin 3		
5. APPLICANT	Name Princess Homes Ltd., Address 50 Granville Lane, Rathgar, Dublin 6		
6. DECISION	O.C.M. No. P/2768/85		Notified 1st Aug., 1985
	Date 1st Aug., 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/3310/85		Notified 11th September, 1985
	Date 11th September, 1985.		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/3310/85

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

To **A.S. Tomkins,** Decision Order
Number and Date **P/2768/85, 1/8/85**

308, Clontarf Road,

Register Reference No. **85A/768**

Dublin 3.

Planning Control No.

Application Received on **4/6/85**

Applicant **Princess Homes Ltd.**

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

Proposed substitution of house type on sites 1, 2, 3 and 4 on Road 7, Deverly Court,
Knocklyon Road/Scholarstown Road, Templeogue.

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.
 2. That before development commences, approval under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.
 3. That each proposed house be used as a single dwelling unit.
 4. That a financial contribution in the sum of £96,800. in respect of the overall development 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.
 5. That the area shown as open space be levelled, soiled and seeded/landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwelling.
- or/..
- Alternatively, a financial contribution of £300. per house be paid to the Council prior to commencement of development.

Signed on behalf of the Dublin County Council

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised 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. In the interest of the proper planning and development of the area.

For Principal Officer
11 SEP 1985

Date

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.

7. In accordance with the letter dated 25/7/'83, submitted by the applicant's agent to the Planning Authority in connection with the application, the application 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 Department 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.

8. 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 2 metres 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.

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

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

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

Cont.../.....

11 SEP 1985

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/331.0/85

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

Decision Order **P/2768/85, 1/8/85**
Number and Date
Register Reference No. **85A/768**
Planning Control No. **4/6/85**

Application Received on

Princess Homes Ltd.

Applicant

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

Proposed substitution of house type on sites 1, 2, 3 and 4 on Road 7, Beverly Court,
Knocklyon Road/Scholarstown Road, Templeogue.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
9. 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.	9. To protect the amenities of the area.
10. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	10. In the interest of amenity.
11. 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.	11. In the interest of amenity and public safety.
12. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	12. In the interest of the proper planning and development of the area.
That the area shown as open space be levelled, seeded and planted with grass and trees and shrubs in accordance with the requirements of the County Council.	In the interest of the proper planning and development of the area.
13. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	13. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

11 SEP 1985

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.

CONDITIONS

REASONS FOR CONDITIONS

14. 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.
15. 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.
16. 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.
17. 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, watermains or drains forming part of the development, until taken in charge by the Council.
18. 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.

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

11 SEP 1985