

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/359
1. LOCATION	Sites 2-14 incl., even Beverly Lawns, 1-9 inc., odd and 13 Beverly Downs, Knocklyon Road/Scholarstown Road, Templeogue		
2. PROPOSAL	Revised house types		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 20th March, 1985	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name Gerard Larkin,		
	Address Curraghtown, Drumree, Co. Meath.		
5. APPLICANT	Name J. McLaughlin & Co. Ltd.,		
	Address "Connisbeth," Fairyhouse Road, Dunboyne, Co. Meath		
6. DECISION	O.C.M. No.	P/1160/85	Notified 10th April, 1985
	Date	10th April, 1985	Effect To grant permission
7. GRANT	O.C.M. No.	P/1852/85	Notified 22nd May, 1985
	Date	22nd May, 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

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

tel. 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

~~SUBJECT PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To **Centregate Investments Ltd.** Register Reference No. **85A/358**
128, Ranelagh, Planning Control No.
Dublin 6. Application Received **20/3/85**
Additional Information Received
Applicant **Centregate Investments Ltd.**

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, P/ **1743/85**, dated **16/5/85** decided to refuse:

~~XXXXXXXXXXXXXXXXXXXX~~

PERMISSION

~~XXXXXXXXXXXXXXXXXXXX~~

For **Proposed site development works for 130 houses at St. Helen's, Dodshorough,**
Lucan.

for the following reasons:

1. The proposed development is in an area zoned 'B' in the 1983 Development Plan "to protect and provide for the development of agriculture". The proposed development would be in conflict with this objective and would militate against the preservation of the rural environment.
2. There are no public piped water or sewerage facilities available to serve the proposed development. The infrastructure of the Hillcrest Estate cannot assimilate the extra flows from this development. The capacity of the Lucan system is fully committed.
3. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage and water facilities and the period within which such deficiency may reasonably be expected to be made good.
4. The road network in this area is substandard in both width and alignment and the turning movements and traffic generated from a development of this size would endanger public safety by reason of a traffic hazard.
5. There are no community facilities such as schools, churches, shopping and playing areas available to serve the proposed development. The existing facilities has been designed to serve the lands zoned for development in the Development Plan. The lack of facilities available to serve the development would be contrary to the proper planning and development of the area and the excessive demand which would result on existing facilities in adjoining areas would be seriously injurious to the amenities of residents of the adjoining areas.

Cont./...

Signed on behalf of the Dublin County Council
for **PRINCIPAL OFFICER**
Date **16th May, 1985.**

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

6. The layout is unacceptable in that it provides for a larger number of houses backing onto the proposed road to the south of the site.
7. The development is premature until road improvement takes place to both the Newcastle Road and Tandy's Lane.
8. The surface water systems into which the developer proposes to drain is not in existence.

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COMHAIRLE CHONTAE ÁTHA CLIATH

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			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Gerard Larkin, Address Curraghtown, Drumree, Co. Meath.			
5. APPLICANT	Name J. McLaughlin & Co. Ltd., Address "Connisbeth," Fairyhouse Road, Dunboyne, Co. Meath			
6. DECISION	O.C.M. No.	P/1160/85	Notified	10th April, 1985
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Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

tel. 724755 (ext. 262/264)

P / 1.8.5.2 / 85

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 1963-1983:

To: **G. Larkin**
Curraghtown,
Drumree,
Co. Meath:
Applicant: **J. McLaughlin & Co. Ltd:**

Decision Order Number and Date: **P/1160/85 - 10/4/85**
Register Reference No.: **85A/359**
Planning Control No.:
Application Received on: **20/3/85**

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

Proposed substitution of house type at 2 to 4 inclusive (even numbers only)
Beverly Lawns, 1 to 9 (odd nos) and 13 Beverly Downs, Knocklyon Road, Scholarstown Road:

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 financial contributions required under planning Register References WA 592 and ZA 460, in respect of the overall development be strictly adhered to in respect of these sites.	4. In the interest of the proper planning and development of the area.
5. That the area 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.
	(Codd....)

Signed on behalf of the Dublin County Council

For Principal Officer

22 MAY 1985

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. 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 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 locations of the footpath, lighting etc., to be agreed with 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.

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 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.

(Contd....)

22 MAY 1985

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/1.8.5.2/85

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

G. Larkin

Decision Order P/1160/85 - 10/4/85

Number and Date

85A-359

Register Reference No.

Planning Control No.

20/3/85

Application Received on

Curragh town,

Drumree,

Co. Meath;

J. McLaoughlin & Co. Ltd.

Applicant

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

Proposed substitution of house type at 2 to 4 inclusive (even nos. only)

Beverly Lawns, 1 to 9 incl., (odd nos) and 13 Beverly Downs, Knocklyon Road, Scholarstown;

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, silted, seeded and available for use by residents on completion of their dwellings.	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.

(Contd. . . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 22 MAY 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.

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

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.

16. In the interest of visual amenity.

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, road signs and drains forming part of the development, until taken in charge by the Council and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

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

18. To protect the amenities of the area.

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