

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85/A/9
LOCATION	1-32, The Ave., 1 - 20 The Close, 1-19, The Walk, Cypress Downs, Templeogue, (plus 21 houses) S		
PROPOSAL	Rev. house types on 75 house sites		
TYPE & DATE OF APPLICATION	TYPE P	Date Received 7th Jan., 1985	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
MITTED BY	Name D. W. Tindale Address 215, Botanic Ave., Dublin 9.		
	Name Sorohan Builders Ltd., Address 215, Botanic Ave., Dublin 9.		
SION	O.C.M. No. P/683/85	Notified 4th March, 1985	
	Date 4th March, 1985	Effect To grant permission	
UT	O.C.M. No.	Notified	
	Date	Effect	
AL	Notified 4th April, 1985	Decision Permission granted by An Bord Pleanála	
	Type 3rd Party	Effect 9th Aug., 1985	
	Date of application	Decision	
		Effect	
	Ref. in Compensation Register		
	Ref. in Enforcement Register		

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/9

APPEALS by Raymond Murphy, of 31, The Drive, Cypress Downs, Templeogue, Dublin, by Michael Crowe and others, of 12, The Drive, Cypress Downs, Templeogue, Dublin, and by Cypress Downs Residents Association, care of Duncan Stewart, of 15, Oaklands Park, Ballsbridge, Dublin, against the decision made on the 4th day of March, 1985, by the Council of the County of Dublin, to grant subject to conditions a permission to Sorohan Builders Limited, of 215, Botanic Avenue, Dublin, for housing development comprising revised house types and 21 additional houses on previously approved sites at The Avenue, The Close and The Walk, Cypress Downs, 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 reason set out in the First Schedule hereto, to grant permission for the said housing development 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are fully complied with it is considered that the proposal would be consistent with the proper planning and development of the area.

SECOND SCHEDULE

1. Houses numbers 14 and 16, The Walk, shall be omitted from the development and their curtilages incorporated into the adjoining open space area. A revised layout for numbers 10 and 12 shall be submitted to and agreed with the planning authority before development commences.

Reason: In the interests of orderly development.

2. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers 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 developers should contribute towards the cost of providing the services.

SECOND SCHEDULE (Contd.)

3. 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 agreed between the planning authority and the developers or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

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

Reason: In the interests of visual amenity.

5. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.

Reason: To ensure that street lighting of adequate standard is provided.

6. Water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the planning authority.

Reason: In the interests of public health.

7. The area shown as public open space shall be levelled, soiled, seeded and landscaped to the satisfaction of the planning authority and shall be made available for use by residents on completion of their dwellings.

Reason: In the interests of visual amenity.

8. The areas shown and conditioned as open space shall 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.

Reason: To protect the amenities of the area.

SECOND SCHEDULE (CONTD).

9. Screen walls, in block or other durable material, not less than 2 metres in height, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling shall be as agreed with the planning authority.

Reason: In the interests of privacy and visual amenity.

10. Turning circles at cul-de-sac ends shall have 8 metres radius.

Reason: In the interests of orderly development and traffic safety.

11. A 2 metre high screen boundary wall in block work or similar durable materials, rendered externally and capped, shall be provided at the boundaries of the public open space where they adjoin flanks and rear boundaries of dwelling houses. Details of these screen walls shall be submitted to and agreed with the planning authority before the commencement of development.

Reason: In the interests of visual and residential amenity.

12. A scheme of street tree planting shall be submitted to and agreed with the planning authority prior to the commencement of development.

Reason: In the interests of amenity.

D. Hannigan

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

Dated this 9th day of August 1985.

