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P.C.10953-Reg. 3849

A. Lunasa, 1967

Patrick J. Fearon Esq.,
"Rozelle",
8 Braemor Road,
Churchtown,
Dublin, 14

Re/ Housing development at Templeogue Lodge, Templeogue Road.
for James O'Loughlin

A. Ghara,

With reference to your letter of the 27th June last regarding planning permission in connection with above, I am to inform you that before the application can be considered under the Local Government (Planning & Development) Act, 1963, the following information must be submitted:-

- (1) Details of the proposed estate road, including cross sections, levels, gradients and specification.
- (2) A site plan, indicating the location, type and condition of trees on this site; the applicant should indicate proposals for the retention of any such trees.

Note: The applicant is advised that the Templeogue Road Improvement Scheme will require a land reservation on the frontage, which should be provided for in any further submission of plans; he should consult with the Planning Authority with regard to this matter.

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In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/1195/67 dated 3rd November 1967 make a decision pursuant to Section 26(1) of the Act to grant a permission for:

Housing development (19 No. dwellinghouses) at Templeogue Lodge, Templeogue

Floor Area - Site Nos. 2-19 inclusive,

(single house) - 1,500 sq.ft.

Floor Area - Site No. 1 - 2,000 sq.ft.

Total Floor Area - 29,000 sq.ft.

subject to the following conditions:-

- (1) That the development be carried out and completed in strict conformity with the plans and specification lodged with the application.
 - (2) That the roads, sewers, watermains and other services shown on the plans or required for the development be constructed in accordance with the County Council requirements for such services.
 - (3) That no development under any Permission granted pursuant to this decision be commenced until an Insurance Company Bond in the sum of £1,500., or alternatively, a cash lodgment to be arranged by agreement with Dublin County Council, conditions for the provision and completion of services of roads, sewers, watermains and ancillary works for the improvement and reinstatement of necessary footways, for the Permitted development has been lodged with the Council and acknowledged in writing by it.
 - (4) That the necessary land be reserved for the improvement of the Main Templeogue Road, as indicated in blue on the attached O.P.487.
 - (5) That the existing trees on the site and at the east boundary be retained in the course of the development (in the interests of amenity).
 - (6) That the external finishes, including the roofs, harmonise in colour and texture with each other and the adjoining development. (This requirement refers to visual amenity.)
 - (7) That the houses fronting to Templeogue Road, Site Nos. 1-6, inclusive, be set back not less than 10 feet from the front boundary.
- If there is no appeal to the Minister for Local Government against this decision, permission will be granted by the Council on the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the permission as soon as may be after the withdrawal.

P.T.(

Signed on behalf of the Dublin County Council:

_____ for County Secretary

Date: 3rd November 1967

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and the nature of the appellant's interest in the property affected and should be addressed to the Secretary, Department of Local Government, (Planning Appeals Section), Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

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.

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