

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  WA.592
1. LOCATION	Knocklyon House, Knocklyon Road, Templeogue		
2. PROPOSAL	Revised previously approved layout and change of house type at res. Dev.,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	3.4.81	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 29th May, 1981  2. </div> <div style="width: 45%;"> 1.   2. </div> </div>
4. SUBMITTED BY	Name Chief Architedt,		
	Address Abbey Homesteads Ltd., 40 Upr Mount Street, Dublin 2		
5. APPLICANT	Name Abbey Homesteads Ltd.,		
	Address		
6. DECISION	O.C.M. No. PA/2097/81		Notified 9th Sept., 1981
	Date 9th Sept., 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/559/81		Notified 22nd Oct., 1981
	Date 22nd Oct., 1981		Effect Permission granted,
8. APPEAL	Notified 16th Oct., 1981		Decision Permission granted by
	Type 3rd Party,		An Bord Pleanala, Effect 16th Nov., 1982
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 .....

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982County DublinPlanning Register Reference Number: W.A. 592

APPEAL by Abbey Homesteads Limited of 40, Upper Mount Street, Dublin against the decision made on the 9th day of September, 1981, by the Council of the County of Dublin to grant subject to conditions a permission for housing development at Knocklyon House, Knocklyon Road, Templeogue, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1982, 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 column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The principle of the proposed development has already been established and the Board sees no objection on planning grounds to the scheme now proposed provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULEColumn 1 - Conditions

1. The developers shall pay the sum of £96,800 (ninety six thousand eight hundred pounds) to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. Half of this sum shall be paid before the date of the commencement of the development, a further quarter shall be paid within one year from that date and the final quarter shall be paid within two years from that date.

2. The developers shall pay the sum of £10,000 (ten thousand pounds) to the Dublin County Council towards the Council's anticipated expenditure on the improvement of the Knocklyon and Scholarstown roads. This sum shall be paid prior to the date of the commencement of the development.

3. Before the development is commenced, the developers shall lodge with the Dublin County Council a cash deposit in the sum of £26,000 (twenty six thousand pounds) a bond of an insurance company in the sum of £56,000 (fifty six thousand pounds) or other security as may be agreed with the planning authority to secure the provision of satisfactory completion and maintenance of the development taken in charge by the said Council,

Column 2 - Reasons for Conditions

1. The provision of such services in the area by the Council will facilitate the proposed development and it is considered reasonable that the developers contribute this sum towards the cost of providing the services.

2. It is considered reasonable that the developers contribute this sum towards the cost of road works which will facilitate the proposed development.

3. To ensure the satisfactory completion of the development.

16/11/82

Contd./...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>of roads, footpaths, sewers, watermains, drains, public open spaces, 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.</p> <p>4. All public services for the development including electrical, communal television, telephone cables and equipment, shall be located underground throughout the site.</p> <p>5. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.</p> <p>6. The areas shown as public open spaces on the lodged plans shall be reserved for use as such and shall be soiled, seeded, planted and landscaped in accordance with a detailed scheme to be submitted to and agreed with Dublin County Council. In default of such agreement, details of the scheme shall be as determined by An Bord Pleanála. The scheme shall include details of the proposed treatment of the existing trees on the areas in question and a time-table for the carrying out of the works provided for in it. If the developers agree that the works should be carried out by the Council, they shall pay the sum of £26,800 (twenty six thousand eight hundred pounds) to the Council to meet the cost of the works. Half of this sum shall be paid before the date of the commencement of the development, a further quarter shall be paid within one year from that date and the final quarter shall be paid within two years from that date.</p>	<p>4. In the interests of the visual amenities of the area.</p> <p>5. To ensure that street lighting of adequate standard is provided.</p> <p>6. In the interests of the amenities of the occupants of the houses.</p>

Contd./ ....

## SECOND SCHEDULE (CONT'D).

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>7. Apart from tree and shrub planting on the public open space areas, the site generally shall be planted and landscaped in accordance with a scheme to be submitted to and agreed with Dublin County Council or, in default of such agreement, as may be determined by An Bord Pleanala. Existing trees on the site shall be retained as far as practicable in accordance with the proposals in this regard lodged with the planning authority on 10th July, 1981, and the trees to be retained shall be suitably protected while development works are in progress.</p>	<p>7. In the interests of the visual amenities of the area.</p>
<p>8. Details of arrangements for the provision of a water supply and of foul and surface water drainage to serve the development shall be in accordance with the requirements of the planning authority.</p>	<p>8. To ensure a proper standard of development.</p>
<p>9. Apart from the walls provided for in the lodged plans, screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. The walls to be erected on the site shall be at least 6 feet in height, shall be in brick or block or similar durable materials and shall be suitably capped and rendered.</p>	<p>9 and 10. In the interests of residential amenity.</p>
<p>10. The rear gardens of the houses shall be at least 35 feet in length.</p>	
<p>11. The land expected to be required by the planning authority for the improvement of the Knocklyon and Scholarstown roads shall be reserved for that purpose and the boundaries of the land expected to be required for the road works shall be marked out on the ground in consultation with the authority</p>	<p>11. To ensure that the proposed development takes account of proposed works for the improvement of these roads and to provide for improved visibility for traffic pending the carrying out of the works.</p>

Contd./...

SECOND SCHEDULE (CONTD).

Column 1 - Conditions	Column 2 - Reasons for Conditions
before development is commenced. The areas between the road widening lines and the existing roadside boundaries of the site shall be graded evenly by the developers from site level to road level along the entire road frontages of the site.	

Michael Cooke

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

Dated this 16<sup>th</sup> day of November 1982:-----

# DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Abbey Homesteads,**  
**38/40 Upr. Mount St.,**  
**Dublin 2.**

Decision Order **PA/2097/81: 9/9/81.**  
Number and Date

Register Reference No. **WA 592**  
**8026**

Planning Control No. **3/4/81**

Application Received on **10/7/81.**  
**REC. INT. REC.**

Applicant **Abbey Homesteads.**

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

**Proposed revision to previously approved layout and change of house type at**  
**residential development at Knocklyon House, Knocklyon Road.**

### CONDITIONS

1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
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.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£36,800.** 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.

### 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.

(Contd . . . .)

Signed on behalf of the Dublin County Council:

for Principal Officer

**IMPORTANT: Turn overleaf for further information.**

Date:

**22 OCT 1981**

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

8. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£55,000. (fifty-five thousand pounds)**, which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of **cash sum of £25,000.** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

Or/

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgement in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

8. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(Contd. ...)

*P.R.*  
for Principal Officer.

# DUBLIN COUNTY COUNCIL

P2D/559/81

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Abbey Homesteads,**

**25/45 Upr. Mount Street,**

**Dublin 2.**

Applicant **Abbey Homesteads**

Decision Order **PA/2097/81: 9/9/81.**  
Number and Date

Register Reference No. **WA 992**

Planning Control No. **6025**

Application Received on **3/4/81**

Add. Inf. Ref. **10/7/81.**

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

**Proposed revision to previously approved layout and change of house type at  
residential development at Knocklyon House, Knocklyon Road.**

### CONDITIONS

### REASONS FOR CONDITIONS

6. 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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
8. 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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. 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. **(see also condition 19).**
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety
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 order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd . . . .)

Signed on behalf of the Dublin County Council:.....

for Principal Officer

**22 OCT 1981**

Date: .....

**IMPORTANT: Turn overleaf for further information.**

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

12.

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 developement commences.

12.

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.

13.

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.

13.

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

14.

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~~ ~~The design, constructional details and finishes of boundary~~

14.

In the interest of visual amenity.

~~walls adjoining main distributor road must be the subject of discussion and agreement with the County Council before construction.~~

15.

That a satisfactory tree planting and landscaping scheme and programme for such work be submitted to and approved by the County Council after consultations with the Parks Department of Dublin County Council.

15.

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

16.

That the land required by the Planning Authority for the improvement of the Knocklyon and Scholardtown Roads be reserved for that purpose and the proposed new roadside boundaries of the site shall marked out on the ground in consultation with the Roads Engineer before development is commenced. The areas between the road widening lines and the existing roadside boundaries of the site shall be graded evenly by the developers from the site level to road level along the entire frontage of the site.

16.

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

*PR*

for Principal Officer.

# DUBLIN COUNTY COUNCIL

PD/559/81

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Acts, 1963 & 1976

To: Abbey Monasteria,  
35/40 Dpr. Mount Street,  
DUBLIN 2,

Decision Order  
Number and Date PA/2097/81 9.9.81

Register Reference No. WA 592

Planning Control No. 6023

Application Received on 3.4.81

Add. Inform. rec. 10.7.81

Applicant Abbey Monasteria

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

revision to previously approved layout and change of house type at residential  
development at Knocklyon House, Knocklyon Road.

CONDITIONS	REASONS FOR CONDITIONS
17. That rear garden depths be not less than 35' in all cases.	17. In the interest of the proper planning and development of the area.
18. That no house construction is to commence on the site until the Sanitary Authority has confirmed in writing, that the arrangements made for the provision of water supply to serve the development are satisfactory.	18. In the interest of the proper planning and development of the area.
19. That the areas shown as open space be properly fenced and protected from disturbance or danger during the course of constructional works (save where necessary drainage works are proposed). The areas shown as open space are not to be used for the storage of stores, buildings plants and machinery. In the event that the necessary works for levelling, seeding and landscaping of open space areas are undertaken by the County Council a contribution of in the sum of £100. per house will be required to be paid to the Council by the developer prior to commencement of development on the site.	19. In the interest of the proper planning and development of the area.
20. That the developer shall pay a sum of £71,400. towards the Council's anticipated expenditure on the improvement of Knocklyon and Scholartown roads. This amount to be paid prior to the commencement of development on the site.	20. The improvement of the roads in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute the costs of such improvements.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

22 OCT 1981

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.

FUTURE PRINT



1140  
29th May, 1981.

Chief Architect,  
Abbey Homesteads Ltd.,  
40, Upr. Mount Street,  
DUBLIN, 2.

RE: Proposed revised permission for housing development of 135  
houses at Knocklyon House, Knocklyon Road, Templeogue.


A Chara,

With reference to your planning application received here on the 3rd April, 1981 in connection with the above, I wish to inform you that before your application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate:-

1. Applicant to submit detailed and accurate plans showing the exact location of the existing Scholarstown and Knocklyon Roads and the road improvement reservations in relation to the proposed site layout and providing for required building lines.
2. Applicant to submit a detailed tree survey showing accurately the position, type, age, condition, girth and spread of all trees on site and their relative positions on site to the proposed houses. Applicant to submit proposals for the removal of any of these trees and details of replacement planting.
3. Applicant to submit detailed landscaping plan showing details of planting, treatment of the public open space, boundary treatment and specific proposals for the proper fencing and landscaping of the existing driveway to Knocklyon House where it bounds public open space areas.
4. Applicant to clarify his proposals for the existing gate lodge with special reference to condition No. 1 of the permission granted on appeal by Order dated 16th June, 1978. Details of any proposed relocation of this gate lodged to be submitted.
5. Applicant to submit specific proposals for the relocation of houses on site so as to prevent any houses backing onto public main roads.

N.B. Please mark your reply "ADDITIONAL INFORMATION" and quote the reference number given above.

M/8, la meas,

  
for Principal Officer