

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference 23129	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.1053		
1. LOCATION	Holy Ghost Fathers Lane, Kimmage Manor, Templeogue, Co. Dub.			
2. PROPOSAL	Building of 198 detached two-storey houses.			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 20th June 1979	Date Further Particulars	
			(a) Requested	(b) Received
4. SUBMITTED BY		Name Conroy, Manahan & Assoc.	Address Maryland House, 20/21 South William Street, Dublin 2.	
5. APPLICANT		Name Sorohan Builders.	Address 215 Batanic Avenue, Glasnevin, Dublin 3.	
6. DECISION	O.C.M. No.	PA/2955/79	Notified	17th August, 1979
	Date	17th August, 1979	Effect	To grant permission
7. GRANT	O.C.M. No.	PBD/259/79	Notified	9th October 1979
	Date	9th October 1979	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 3226 - Section 31 & 35			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				

Prepared by	Copy issued by.....
Checked by	Date.....
Co. Accts. Receipt No.....	Registrar.
Grid Ref.	O.S. Sheet

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL

Ref. ENF 3226
Date: 7/9/89

Administrative Officer
Registry Section
Planning Department
Dublin County Council:

RE: Reg. Ref. No. M1087, SA 1053 & 86A/1718
Cypress Downs, Tenfleske

A Warning/Enforcement Notice (Section 31(3)), has been served on the above lands. Please amend statutory Planning Register if necessary.

Details are in Part III.

[Signature]
Staff Officer
Enforcement Section:

DUBLIN COUNTY COUNCIL

P. 239/79

742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

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

To: Messrs. Enroy, Monahan & Associate, Decision Order
Maryland House, Number and Date PA/2955/79: 17/3/79
20/21, South William Street, Register Reference No. S.A. 1059
Dublin, 2. Planning Control No. E3129
Applicant Messrs. Sorohan Builders, Application Received on 20/6/79

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

~~XXXXXX~~

proposed building of 198 detached two-storey houses at Holy Ghost Fathers
Land, Kinsage Manor, Templeogue, Co. Dublin.

CONDITIONS

REASONS FOR CONDITIONS

1. Subject to the conditions of this permission, that the development 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 each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £41,625. be paid to the proposer to the Dublin County Council towards the cost of provisions 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 no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion

1. To ensure that the development be in accordance with the permission and 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 of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and

Contd. ...

Signed on behalf of the Dublin County Council: _____

for Principal Officer

Date: 9 OCT 1979

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

5. (Contd.) 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 £60,000. which shall be kept in force by the developer until such time as the roads, open space, carparks, sewers, watermains, and drains are taken-in-charge by the Council. Or/...
- (b) Lodgment with the Council of an agreed sum 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) Lodgment with the Planning Authority of a letter of guarantee issued by anybody 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 lodgment any case has been acknowledged.

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

7. Public lighting shall be provided in accordance with the Planning Authority

6. In the interest of visual amenity.

7. To ensure that street lighting of adequate standard is provided in the interests of amenity

Contd. ..



For Principal Officer.

DUBLIN COUNTY COUNCIL

742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

P 239/79

Notification of Grant of Permission/Approval

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

To: **Messrs. Conroy, Monahan & Associate,
Maryland House,
30/31, South William Street,
Dublin 2.**

Decision Order Number and Date **PA/2953/79: 17/8/79**

Register Reference No. **S.A. 1053**

Planning Control No. **10189**

Application Received on **30/6/79**

Applicant **Messrs. Conroy, Monahan & Associate**

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

~~XXXXX~~

~~proposed building of 175 detached two-storey houses at Holy Ghost Fathers Land, Kimmage Manor, Templeogue, Co. Dublin.~~

CONDITIONS	REASONS FOR CONDITIONS
<p>2. (Contd.) standard requirements for such a service.</p> <p>6. The open spaces across lettered (A), (B), (C) shall be reserved as public open space and levelled, sodded and landscaped and shall be made available for use by residents when the houses are ready for occupation. A comprehensive landscaping scheme shall be agreed between the developer and the Planning Authority and such an agreed scheme shall be carried out as part of the development. The said open spaces shall not be used for storage purposes during building operation. These public open space areas are to be fenced off and fully protected from damage during the course of building operation.</p> <p>9. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the requirements of the County Council. Carelessness must be taken of the existing watermain, at the west side of the site and all necessary measures must be taken by the developer.</p>	<p>7. (Contd.) of amenity and public safety.</p> <p>8. In the interests of the proper planning and development of the area.</p> <p>9. In order to comply with the Sanitary Services Acts, 1878 & 1964.</p>

Contd. ...

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

[Signature]
for Principal Officer

Date: **9 OCT 1979**

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.

9. (Contd.) to ensure that this existing watermain is adequately protected from damage at all times. The applicants must consult with the Sanitary Services Engineer with regard to all these matters.
10. That rear garden depths be not less than 50-ft. minimum be provided to Site Nos. 13, 16, 17 where they adjoin the proposed Distributor Road Link Connection at the west boundary of the site.
11. That screen walls not less than 2 metres in height, constructed in block work or similar durable materials, suitably capped and rendered be provided so as to screen rear gardens from public view. These screen walls are to be provided at the flanks of Site Nos. 1, 3, 11, 12, 13, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
10. In the interests of the proper planning and development of the area.
11. In the interests of the proper planning and development of the area.

[Signature]
 The Principal Officer.

Encl. ...

DUBLIN COUNTY COUNCIL

P
239/79

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

742951 (Ext. 143/145)

Notification of Grant of Permission/Approval

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

To: Messrs. Conroy, Mahan & Associates, Decision Order Number and Date PA/2955/79, 17/8/79
Maryland House, Register Reference No. S.A. 1053
20/21, South William Street, Planning Control No. 1229
Dublin 2. Application Received on 20/6/79
 Applicant Messrs. Sorohan Builders.

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

proposed building of 198 detached two-storey houses at Holy Ghost
Fathers Land, Kinnage Manor, Templeogue, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>11. (Contd.) height of the existing wall adjoining the Cyprus Grove North existing open space.</p> <p>12. Rear garden depths of not less than 35-ft. are to be provided in all cases.</p> <p>13. The developers shall construct to the standards, width and specifications of the Planning Authority the section of Distributor Road along the western boundary of the site as to connect the existing Distributor Road to the north of the site at Glendown Estate (Mountdown) with that to the south of Orwell Estate. The said section of Distributor Road shall be constructed prior to, or at the time when the house foundations are being laid and shall be completed and opened for use before any of the proposed houses are occupied.</p> <p>14. 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.</p> <p>15. That details of the proposed public lighting arrangements be submitted</p>	<p>12. In the interests of the proper planning and development of the area.</p> <p>13. To ensure that adequate access and a reasonable distribution of traffic from the proposed development in the interests of traffic safety.</p> <p>14. To protect the amenities of the area.</p> <p>15. In the interests of amenity and public safety.</p>

Contd. ...

Signed on behalf of the Dublin County Council: _____

WF
for Principal Officer

Date: 9 OCT 1979

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.

15. (Contd.) to and approved by the County Council so as to provide street lighting to the standard required by the County Council.
16. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
17. The developers must ensure adequate separation clearance distances are provided between flank walls of houses and site curtilage boundaries for the purpose of ensuring that adequate space is available for the house drainage systems required to be constructed between the rear and fronts of houses to the main water supply systems. Any necessary adjustments to house locations in relation to curtilage boundaries must be fully discussed and approved by the County Council. Any necessary revisions to house types and house locations that are necessary resulting from the above are to be submitted to and approved to the County Council before construction.
18. That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
19. 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.
20. That the requirements of the Parks Department regarding the necessary works and landscaping for estate roads and
15. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1964.
17. In the interests of the proper planning and development of the area.
18. To comply with public health requirements and to ensure adequate standards of workmanship. As provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.
19. In the interests of the proper planning and development of the area.

Contd. ...



 For Principal Officer.

DUBLIN COUNTY COUNCIL

239,79

742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

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

To: Messrs. Couray, Mahan & Associates, Decision Order
Number and Date PA/2955/79 17/8/79
Maryland House, Register Reference No. S.A. 1053
80/81, South William Street, Planning Control No. 13129
Dublin, 2. Application Received on 20/6/79

Applicant Messrs. Corohan Builders.

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

proposed building of 198 detached two-storey houses at Holy Ghost
Fathers Land, Kimmage Manor, Tempogue, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>20. (Contd.) open spaces, including the provision of necessary playlots be ascertained before any development works are commenced and be fully observed in the carrying out of the development.</p> <p>21. The proposed east-west road through the site to Cypress Drive shall be constructed as a through route to Cypress Drive and from a point approximately 250-ft. west of the site boundary at Cypress Drive the carriageway width of the said east-west road shall be progressively reduced, over an even gradient of reduction, so as to conform at its junction with Cypress Drive, at the eastern boundary of the site, with the carriageway width of approximately 30-ft. on Cypress Drive.</p>	<p>20. In the interest of amenity and the proper planning and development of the area.</p> <p>21. In the interests of traffic safety and convenience.</p>

Signed on behalf of the Dublin County Council: _____
for Principal Officer

Date: **9 OCT 1979**

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.