

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference PC 3574	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA 695
1. LOCATION	"Greenacres," Firhouse Road, Templeogue, Co. Dublin S	
2. PROPOSAL	Housing Development	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	25th April 1980
	(a) Requested	Date Further Particulars (b) Received
	1. 21/6/79	1. Add. Info. withdrawn 31/12/79
	2. _____	2. _____
4. SUBMITTED BY	Name Desmond McCarthy, Address Lynwood House, Ballinteer Road, Dublin 16.	
5. APPLICANT	Name Killshandra Developments. Address _____	
6. DECISION	O.C.M. No. PA/528/80	Notified 20/3/80
	Date 19/3/80	Effect To grant permission
7. GRANT	O.C.M. No. PBD/234/80	Notified 9th May 1980
	Date 9th May 1980	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.		
16.		

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

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: **Mr. Desmond McCarthy,**
.....
"Lynwood House",
.....
Hallinstor Road,
.....
Dublin 16.
.....
Killeshandra Developments.
Applicant

Decision Order **PA/528/80: 19/3/80**
Number and Date

Register Reference No. **E.A. 695**
.....

Planning Control No. **3574**
.....

Application Received on **27/4/79**
.....
Add. Inform. rec'd: 28/1/80
.....

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 22 detached houses at Greenacres, Firhouse Road, Templeogue, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>6. That conditions Nos. 6, 7, 8, 9, 10, 11, 12 13, 15 and 17 of Order No. PA/4153/77, dated 18/11/77, Reg. Ref. N. 1537, be strictly adhered to in this development.</p> <p>7. That screen walls in brickwork or similar durable materials, not less than 2-metres in height, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. These walls are required at the flank of Site Nos. 1, 15, 17, 19, 20, 22 and at the rear boundaries of Site Nos. 1 to 19 inclusive, and where necessary at the rear boundary of site Nos. 20, 21 and 22, where these boundaries abut existing "Green Acres" house curtilage. The specific locations and extent of walling must be the subject of consultation and agreement with the County Council before construction. Timber fencing is not acceptable. The rear boundary walls to site Nos. 1 to 19 need not be capped and rendered.</p>	<p>6. In the interest of the proper planning and development of the area.</p> <p>7. In the interest of visual amenity.</p> <p style="text-align: right;">(Contd.....)</p>

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

P.K.
for Principal Officer

Date: **9 MAY 1980**

of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of
must be complied with in the carrying out of the work.

FUTURE PRINT

8. That site Nos. 18, 19, and 22 be provisionally excluded from this permission pending clarification of the feasibility of providing a revised house type on these sites which can satisfactorily accommodate a dwellinghouse, together with satisfactory building lines and rear garden depths from the rearmost wall of the proposed houses.

9. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the requirements of the County Council.

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

9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

P.K.

for Principal Officer.

PBD / 2.3.4 / 80.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
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IRISH LIFE CENTRE
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DUBLIN 1

Tel. 724755(Ext. 262/264)

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

To: Mr. Desmond McCarthy,
"Lynwood House",
Ballinacor Road,
Dublin 16.
Applicant Killechandra Developments.

Decision Order PA/528/80: 19/3/80
Number and Date
Register Reference No. B.A. 695
Planning Control No. 3574
Application Received on 25/4/79
Add. Inform. rec'd: 28/1/80

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

Proposed 22 detached houses at Greenacres, Firhouse Road, Templeogue, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 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 <u>£4,875.00</u> 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. 	<ol style="list-style-type: none"> 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 cost of providing the services.

(Contd)

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

for Principal Officer

9 MAY 1980

IMPORTANT: Turn overleaf for further information.

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.

CONDITIONS	REASONS FOR CONDITIONS
<p>5. 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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £15,000.00 (fifteen thousand pounds) to be provided 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.</p> <p style="text-align: right;">Or/</p> <p>(b) Lodgment with the Council of an approved form 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.</p> <p style="text-align: right;">Or/</p> <p>(c) Lodgment 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.</p> <p>and such lodgment in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">(Contd. ...)</p> <p style="text-align: center;"><i>J. Ke</i></p> <hr/> <p style="text-align: center;">for Principal Officer,</p>

*Copy
has for PC 20*

S.A. 694 & S.A.695

31st December, 1979.

Desmond McCaethy,
Consulting Engineer,
Lynwood House,
Ballinteer Road,
Dublin 16.

RE: Proposed residential development at Greenacres, Firhouse
Road, for Killeshandra Developments Ltd.

A Chara,

I refer to your letter received 13th December, 1979 and
note that you have withdrawn the additional information
which was submitted by you in respect of the above
planning applications.

Mise le meas.

AB

for Principal Officer.

SA. 695

P/244
21/6/79
21st June, 1979.

Desmond McCarthy,
Lynwood House,
Ballinteer Road,
Dublin 16.

Re: P.C. 3574: Proposed housing development at
Greenacres, Firhouse Road, Templeogue; for
Killeshandra Developments.

A Chara,

With reference to your planning application received here on the 25th April, 1979 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, 1963-1976 the following additional information must be submitted in quadruplicate:-

1. Plans to be submitted showing the exact location of Greenacres House, jite outhouses and boundaries in relation to the proposed housing layout.
2. Plans showing the proposed housing layout and open space superimposed on the previously approved layout.
3. Shown on plan, the exact location of the existing pedestrian connection to adjoining housing areas in relation to the proposed layout.
4. Revised plans to be submitted showing ~~plans and satisfactory~~
5. Layout plans to be submitted showing all sites having a 25 ft. front garden and a 35 ft. rear garden.
6. Specific proposals to be submitted detailing boundary treatment to the site.
7. Clarification of the house plans submitted indicating whether a garage is to be provided in each house.
8. Applicant to submit accurate site dimensions, and the area to be allocated as open space serving the housing area.

Note: Applicant is advised to consult with the Planning Department before submitting the additional information.

Miss le mas,



for Principal Officer.