

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE ZA.182		
1. LOCATION	'Beverly Court', Knocklyon Rd./Scholarstown Rd., Templeogue, Co. Dublin.			
2. PROPOSAL	Rev. house type - Sites 22-46 (even) incl., Rd. 3, Site 37 Rd. 4, Sites 9-22 incl. Rd. 7.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P.	17th Feb. 84.	1.	1.
			2.	2.
4. SUBMITTED BY	Name Mr. A. S. Tomkins, Address 308, Clontarf Road, Dublin 3.			
5. APPLICANT	Name Peter Jordan Limited, Address Unit 2, Main Belgard Rd., Tallaght, Co. Dublin.			
6. DECISION	O.C.M. No. P/1050/84		Notified 16th April, 1984	
	Date 16th April, 1984		Effect To grant permission	
7. GRANT	O.C.M. No. P/1714/84		Notified 31st May, 1984	
	Date 31st May, 1984		Effect Permission granted	
8. APPEAL	Notified		Decision	
	Type		Effect	
9. APPLICATION SECTION 26 (3)	Date of		Decision	
	application		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

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

tel 724755 (ext. 262/264)

P / 17.14 / 84

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To A.S. Forkins, Decision Order
308 Clontarf Road, Number and Date P/1050/84 - 16/4/84
Dublin 3: Register Reference No. ZA 182
Planning Control No. 71911
Application Received on 17/2/84
Applicant Peter Jordan Ltd:

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

Proposed substitution of house type for 28 sites at Beverly Court,
Knocklyon Road/Scholarstown Road, Templeogue:

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the ^{each} proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£96,800.</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 on the site.	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.

Signed on behalf of the Dublin County Council

AK
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 31 MAY 1984

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

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:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £96,000. (ninety-six 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) Lodgment with the Council of a cash sum of £50,000. 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) 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.

and such lodgment 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.

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.

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Tel. 724755 (ext. 262/264)

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Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983: 1963-1983:

To **A.S. Tomkins,**
508 Clontarf Road,
Dublin 3;

Decision Order **P/1050/84 - 16/4/84**
Number and Date
ZA 182
Register Reference No. **71911**
Planning Control No. **17/2/84**
Application Received on

Applicant **Peter Jordan Ltd:**

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

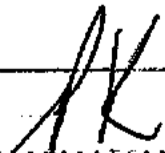
**Proposed substitution of house type for 28 sites at Beverly Court,
Knocklyon Road/Scholarstown Road, Templeogue**

SUBJECT TO THE FOLLOWING CONDITIONS

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.	6 To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
That the area to be developed is to be used as a residential area and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	12 In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10 In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council


For Principal Officer

31 MAY 1984

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

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| <p>11 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 development commences.</p> | <p>11 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.</p> |
| <p>12 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.</p> | <p>12 In the interest of the proper planning and development of the area.</p> |
| <p>13 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.</p> | <p>13 In the interest of visual amenity.</p> |
| <p>14. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.</p> | <p>14 In the interest of the proper planning and development of the area.</p> |
| <p>15. That the areas shown and conditioned as open space 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.</p> | <p>15. In the interest of the proper planning and development of the area.</p> |
| <p>16. That the area shown as open space be levelled, soil-ed and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. Or alternatively a financial contribution of £300. per house be paid to the Council prior to commencement of development.</p> | <p>16. In the interest of the proper planning and development of the area.</p> |
| <p>17. Any trees to be retained within private gardens are to be subjected to a scheme of remedial tree surgery prior to house occupation. The details of such treatment are to be submitted to and agreed with Dublin County Council.</p> | <p>17. In the interest of the proper planning and development of the area.</p> |

(Cont. ...)

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To A.S. Tomkins,
308 Clontarf Road
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Applicant Peter Jordan Ltd;

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Knocklyon Road/Scholarstown Road, Templeogue;

CONDITIONS

REASONS FOR CONDITIONS

18. In accordance with the letter dated 25/7/83, submitted by the applicant's agent to the Planning Authority in connection with the application, the applicant shall at no expense to the Council provide:-
a. A widened carriageway to be 24ft. in width to the Knocklyon Road and Scholarstown Road where they adjoin the frontage of the development site together with kerbs, drainage gullies, public lighting and a two metre wide footpath. The location of the footpath, lighting, etc., to be agreed with the Planning Authority. Footpath levels and thickness of widened carriageway to be agreed with the Planning Authority before development commences.
b. The widened carriageway and a footpath shall also be provided at no expense to the Council at the existing entrance to Knocklyon House when the necessary land becomes available.

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

19. The areas of land between the reservation lines and the new kerb of the widened carriageways shall be graded evenly from the site level to the road level. All scrub and bushes shall be cleared. Any trees nearer than 2 metres to the new kerb shall be removed by the developers. The proposed boundary treatment between the proposed development and the new carriageways shall be submitted to and agreed with the Dublin County Council before development commences.

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

(Condt.....)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date 31 MAY 1984

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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20. Windows in the gable ends of houses nos. 44 and 37 on Road Four, 1 and 2 on Road one, 14 and 31 on Road Two shall be fitted with double glazing.

21. That houses nos. 2, 4, 6 & 8 Road 3, as shown on plans submitted on 26th July, 1983, be omitted from the proposed development. The developer shall enter into joint discussions with the Dublin County Council and the developers of Knocklyon House with regard to the provision of alternative vehicular access to Knocklyon House and the development of the Avenue as public open space. These details to be agreed before development commences.

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

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

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31 MAY 1984