

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.4579	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA1801
1. LOCATION	Primrose Hill, Lucan, Co. Dublin		
2. PROPOSAL	4 dwellings, entrance road & associated services		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 2.11.78	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Declan A. Hughes, Address 140 Beechpark, Lucan, Co. Dublin		
5. APPLICANT	Name J.A. Syme Limited, Address Clonrath, Chalet Gardens, Lucan, Co. Dublin		
6. DECISION	O.C.M. No. P/5179/78 Date 22/12/78	Notified 22nd december 1978 Effect To grant permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified Type 3rd Party	Decision 21st Dec. 1979 Effect Permission granted by An Bord Pleanála	
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. _____	

PL. 6/5/44459

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: R.A. 1801

APPEAL by Kenneth Hall of Primrose Hill, Lucan, County Dublin, against the decision made on the 22nd day of December, 1978, by the Council of the County of Dublin deciding to grant subject to conditions an approval for development consisting of the erection of four houses, an entrance road and associated services at Primrose Hill, Lucan, to J. A. Syme Limited of Slonrath Chalet Gardens, Lucan, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant approval for the said 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 approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

Outline permission for this development was granted by the Minister for Local Government on 17th May, 1965 (Planning Control Number 4579). The principle of the development has accordingly been established and provided the conditions set out in the Second Schedule are complied with, the Board can see no objection on planning grounds to the details of the development the subject of the application for approval.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. Land expected to be required by the planning authority for future road improvement works shall be reserved for that purpose. A building line of at least 100 feet shall be maintained from the reservation line for the proposed new road.	1. To facilitate future road works in the area.
2. All public services for the proposed development including electrical, communal television and telephone cables and equipment shall be located underground throughout the entire site.	2. In the interests of visual amenity.
3. Public lighting shall be provided in accordance with the Planning Authority's standard requirements for such work.	3. To ensure that street lighting of adequate standard is provided in the interests of amenity and public safety.
4. The entrance gates to the proposed houses shall be recessed 15 feet and provided with vision splays of 45 degrees.	4. In the interest of traffic safety.

Contd./..

SCHEDULE SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>5. The new access road, footpaths and turning area shall be constructed in accordance with the planning authority's requirements.</p> <p>6. The roof tiles of the proposed houses shall be turf brown, blue/black or slate gray.</p> <p>7. Before the development is commenced the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open space, 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. The form and amount of the security shall be as agreed between the planning authority and the developer or, failing such agreement, shall be as directed by An Bord Pleanála.</p>	<p>5. To ensure that these parts of the development comply with satisfactory standards.</p> <p>6. In the interests of amenity.</p> <p>7. To ensure the satisfactory completion of the development.</p>

JOHN S. CONWAY

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

Dated this 21st day of December 1979.



ADDITON

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

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

To: Declan A. Hughes, Associates,
Architects,
160, Beechpark,
Lucan, Co. Dublin.

Decision Order
Number and Date P/5179/78, 22/12/78.

Register Reference No. R.A. 1801

Planning Control No. 4579

Application Received on 2/11/78

Applicant J.A. Syme Limited

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:-

proposed 4 dwellings, entrance road and associated services at Primrose Hill, Lucan,

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.
2. That before development commences, Building Bye-laws approval shall be obtained, and any conditions of such approval shall be observed in the development.
3. That the proposed houses be used as single dwelling units.
4. That a financial contribution in the sum of £800, be paid by the proposers 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.
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 £8,000, which shall be renewed by the developer from time to time as required during the course of the development and kept in force by them until such time as the roads, open spaces, carparks, sewers, watermains and drains are taken-in-charge by the Council or/

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and effective control be maintained.
2. In order to comply with 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.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in development.

Contd. Over/

on behalf of the Dublin County Council:

for Principal Officer

Date: 22nd December, 1978.

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>5 (cond) (b) Lodgment with the Council of cash sum of £5,000. 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 standards specification or/</p> <p>(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 in any case has been acknowledged in writing by the Council.</p> <p><u>Note:-</u> 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>6. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineer.</p> <p>7. That the 600-ft. long access road, which shall include footpath, be widened and a satisfactory turning circle be provided in accordance with the Roads Engineers requirements; details to be agreed with Roads Engineers before development commences.</p> <p>8. That the entrance gates to the proposed houses be recessed 15-ft. and provided with 45° angle vision splay.</p> <p>9. That the roof tiles of the proposed houses be turned brown, blue/black or slate grey.</p> <p>10. That the line of the Lucan By-pass reservation be set out by the applicant and checked by the Roads Department before development commences; the lands required for the Lucan By-pass to be left free of development and to be made available when required by the County Council.</p> <p>11. That a building line of at least 100-ft. be maintained from the Lucan By-pass reservation.</p> <p>12. That public lighting be provided in accordance with a scheme to be approved by the County council.</p> <p>13. That all public services, including electrical and telephone cabling and equipment be located underground throughout the entire site.</p>	<p>6. In order to comply with Sanitary Services Acts, 1878-1964.</p> <p>7. In the interests of the proper planning and development of the area.</p> <p>8. In the interests of traffic safety.</p> <p>9. In the interest of amenity.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of safety and the proper planning and development of the area.</p> <p>13. In the interest of amenity.</p>

[Signature]
for Principal Officer.
22nd December, 1978.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-

An Bord Pleanala, Holbrook House, Hoiles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with carrying out of the work before any development which may be permitted is commenced.