

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 1412	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M. 1862
1. LOCATION	adjacent to Site 44 Kew Park Crescent, Lucan, Co. Dublin		
2. PROPOSAL	2 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 15th July, 1977	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name D. McCarthy and Co., Address 'Lynwood Houses', Ballinteer Road, Dublin 16		
5. APPLICANT	Name R. O'Donoghue, Esq., Address Kew Gardens, Lucan, Co. Dublin		
6. DECISION	O.C.M. No. P/3285/77 Date 12/9/77	Notified 13th September, 1977= Effect To Grant Permission	
7. GRANT	O.C.M. No. P/3858/77 Date 8/11/77	Notified 8th November, 1977 Effect Permission Granted	
8. APPEAL	Notified Type	Decision 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

P/3858/77

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Act, 1963

To: D. McCarthy & Co.
"Lynwood House",
Bellinteer Road, Dublin, 16.
Applicant: R. D'Donoghue.

Decision Order Number and Date P/3285/77 12/9/77
Register Reference No. M. 1862.
Planning Control No. 1412.
Application Received on 15/7/77

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

Proposed 2-houses adjacent to 44 Kew Park Crescent, Lucan.

Conditions	Reasons for Conditions
<p>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.</p> <p>2. That development is not to commence until approval under the Building Bye-laws has been obtained and any conditions of such approval shall be observed in the development.</p> <p>3. That each dwellinghouse be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £400 (four hundred pounds) 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.</p> <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, car-parks, sewers, watermains or drains has been given by:- (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £800, which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermains and drains are taken-in-charge by the Council.</p>	<p>1. To ensure that the development be in accordance with the permission and effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1963.</p> <p>3. To prevent unauthorised development.</p> <p>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.</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>

Continued:

Signed on behalf of the Dublin County Council:

For Senior Administrative Officer

Form 4

Date:

8 NOV 1977

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.

(b) Lodgement with the Council the sum of £500, to be applied by the Council at its absolute discretion if such services are not duly provided to the satisfaction, on the provision and completion of such services to standard specification.

(c) Lodgement 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 lodgement in any 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.

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 water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineers.
8. That a 6-ft. high boundary wall to be suitably capped and finished be provided at the necessary locations so as to screen rear gardens from public view.
9. That details of proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.
10. That all public services to the proposed development, including electrical telephone cables and equipment be located underground throughout the entire site, save with the prior agreement in writing from the Planning Authority regarding any particular service.
6. To protect the amenities of the area.
7. In the interest of Sanitary Authority.
8. In the interest of visual amenity.
9. In the interest of amenity and public safety.
10. In the interest of amenity.

Continued:

for Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

P/3285/77

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/ApprovalXXXX
Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date P/3285/77 12/9/77

D. McCarthy & Co.,

Register Reference No. M. 1862.

"Lynwood House,"

Planning Control No. 1412.

Ballintear Road, Dublin, 16.

Application Received on 15/7/77

Applicant: R. O'Donoghue.

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

Proposed 2-houses adjacent to 44, Kew Park Crescent, Lucan.

Conditions	Reasons for Conditions
11. That no dwelling be occupied until all the services have been connected thereto and are operational.	11. In the interest of the proper planning and development of the area.
12. That the road, cul-de-sac, footpaths, etc., be expended to the satisfaction of the Roads Engineer.	12. In the interest of the proper planning and development of the area.
13. That the area shown in green on lodged plans be levelled, soiled and seeded and laid out and reserved as public open space prior to occupation of the proposed houses.	13. In the interest of the proper planning and development of the area.
14. That the applicant shall maintain the roads and services proposed in the development in a proper condition until taken over by the Council.	14. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for

Senior Administrative Officer

Form 4

Date:

8 NOV 1977

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.