

# DUBLIN COUNTY COUNCIL

Tel. 42951 (Ext. 131)

PLANNING DEPARTMENT

46-49 DAME STREET,

DUBLIN 2

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

To : Decision Order P/2315/70, 4th Dec. 1970  
Number and Date

D. McCarthy, Esq.,

C. 1636

12 Cypress Grove, North,

Register Reference No. 11422

Pamphlegue, Co. Dublin

Planning Control No. 9/10/70

Application Received on

Applicant : M. Brennan

In pursuance of its functions under the above-mentioned Act 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 To build 20 revised dwellinghouses at Rathcoole.

Floor area: 20,000 sq. ft.

### SUBJECT TO THE FOLLOWING CONDITIONS:

#### Conditions

#### Reasons for Conditions

1. That the development be carried out and completed in strict conformity with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.
2. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
3. That a financial contribution in the sum of £750 (Seven hundred and fifty pounds) 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.
4. That the area shown as open space be reserved as public open space and levelled, silted, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
5. That details of the 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.
6. That the external finishes harmonise with each other and the adjoining development.

1. To ensure that the development is in accordance with the permission and effective control maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. In the interests of the proper planning and development.
4. In the interests of the proper planning and development of the area.
5. In the interests of amenity and public safety.
6. In the interests of visual amenity.

Contd/.

Signed on behalf of the Dublin County Council

County Secretary.

Date 7th December, 1970

IMPORTANT : Turn overleaf for further information.

Form 3.

| Contd/ | Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Reasons for Conditions                                                                                                                                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | 7. That screen walls not less than 6' high, suitably capped and rendered be erected at the flanks of site Nos. 2, 8, 3 and 17 for the purpose of screening rear gardens from public view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7. In the interests of amenity.                                                                                                                          |
|        | 8. 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 spaces, car-parks, watermains, sewers or drains has been given by:-<br>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £1,500 (One thousand five hundred pounds) <u>Or</u><br>(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 and such lodgment in either case has been acknowledged in writing by the Council. | 8. To ensure that a ready sanction for may be available to the County Council to induce provision of services and prevent disamenity in the development. |
|        | 9. That a 9" concrete block wall not less than 8' high, suitably capped and rendered on both sides, be erected at the north boundary of the site, where it adjoins the dual-carriageway and also at the east boundary of the site adjoining the cul-de-sac.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 9. In the interests of amenity and public safety.                                                                                                        |
|        | 10. That satisfactory details of fencing/hedging/landscaping of the east side of Site No. 16 be submitted to and approved by the County Council before any constructional work takes place, for the purpose of preserving the amenities of the existing development.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10. In the interest of amenity.                                                                                                                          |
|        | 11. That details of all the front boundary walls be submitted to and approved by the County Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 11. In the interests of amenity.                                                                                                                         |
|        | 12. That all necessary land required for the road improvement on Main Street, Rathcoole, be reserved as such.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 12. In the interests of the proper planning and development of the area.                                                                                 |
|        | 13. That the advertising hoarding located at the rear of the proposed site No. 14 adjoining the dual-carriageway be removed, during the course of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 13. In the interests of amenity and avoidance of traffic hazard.                                                                                         |
|        | 14. That Building Bye-laws approval shall be obtained, and any condition of such approval shall be observed in the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 14. In order to comply with the Sanitary Services Acts, 1872-1964.                                                                                       |

#### Note

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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 —

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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