

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 No. **P/1795/70**, 1st September, 1970
Number and Date.

The Secretary,

Gallagher Group Limited,

23 Clare Street, Dublin 2

Applicant: Gallagher Group Ltd.

Register Reference No. **C. 870**

Planning Control No. **9908/6134**

Application Received on **29th May, 1970**

Additional Information: **27th Jul, 1970**

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 **Proposed residential development (development works - roads and services) at Lucan.**

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.	1. To ensure that the development shall be in accordance with the permission and effective control maintained.
2. That no constructional work be undertaken on dwellinghouses or shops, until detailed plans have been submitted to and approved by the County Council.	2. To ensure that the development shall be in accordance with the permission and effective control maintained.
3. That the roads, sewers, watermain and other services shown on the plans, or required for the development, be constructed in accordance with the County Council's requirements for such services; the applicants must also provide for satisfactory surface water outfalls, including any necessary work to draining watercourses, to the satisfaction of the County Council.	3. In the interests of the proper planning & development of the area and in order to comply with Sanitary Services Acts, 1878-1964.
4. The applicants must produce evidence to the Planning Authority of wayleaves for any Sanitary Services required off the site and off public roads.	4. In the interests of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.
5. That adequate and satisfactory landscaping and boundary treatment to rear and flank boundaries of dwellinghouses, particularly with regard to the boundary of the proposed shops, be submitted to and approved by the County Council.	5. In the interests of amenity and public safety.
6. That a financial contribution in the sum of £63,200 (sixty three thousand, two hundred and eighty five 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 amount to be paid in three equal instalments of £21,065 (twenty one thousand and ninety five pounds) each, the first instalment	6. In the interests of the proper planning and development of the area.

P.T.O.

Signed on behalf of the Dublin County Council:

County Secretary.

3rd September, 1970

Date:

IMPORTANT: Turn overleaf for further information

Form 3

Contd/

6. to be paid before the commencement of development on the site and the remained in two equal instalments at twelve-month intervals after the commencement of the development. The agreed cost of bringing Sanitary Services to the site is to be deducted from the total amount of financial contribution payable by the applicants.

7. 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, sewers, watermain or drains has been given by:-

(a) lodgment with the Council of an approved Insurance Company Bond in the sum of £12,000 (twelve thousand pounds) or

(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, in the provision and completion of such services to standard specification and such lodgment in either case has been acknowledged in writing by the Council.

8. That any necessary land required for road improvement purposes, including the Lucan Bypass, the Lucan/Dodderboro' and Lucan Newcastle Roads, be reserved as such and that the road improvement line be set out and agreed with the Council's Road Department before any constructional work is put in hand on the development site; any residual lands available between the proposed Bypass and proposed dwelling houses to be incorporated within the dwelling house curtilages.

9. 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.

10. All necessary measures to be taken by the proposers to prevent spillage or deposit of clay or rubble on adjoining roads during the course of the work.

7. To ensure that a ready sanction may be available to the County Council to induce provision of services and prevent disamenity in the development.

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

9. In the interests of amenity and public safety.

10. To protect the amenity of the area.

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 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.

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PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To: **The Secretary, Gallagher Group Limited,**
23 Clara Street,
Dublin 2

Decision Order Number and Date: **/1793/7, 1st September, 1970**

Register Reference No. **G. 670**
9938/6124

Planning Control No. **29th Aug, 1970**

Application Received on **27th July, 1970**

Applicant: **Gallagher Group Ltd.**

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

Proposed residential development (development works - roads and services) at
Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
Contd/	
11. That the land shown as public open space be reserved as such and levelled, silled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	11. In the interests of the proper planning and development of the area.
12. That the unsatisfactory areas shown as children's play area be relocated with the main public open space or in an alternative position following consultation with the Planning Authority.	12. In the interests of the proper planning and development of the area.
13. That the carriageway widths of all the roads shown on the plans submitted be not less than 24-ft.	13. In the interests of the proper planning and development of the area.
14. That existing mature trees and landscape features on these lands be retained, as far as practicable, in the course of the development and that details of any additional landscaping, together with the types proposed, and programming, be submitted to and approved by the County Council.	14. In the interests of amenity and the proper planning and development of the area.
15. That an additional buffer open space, with adequate landscaping, be provided as part of the proposed shopping area, if and when constructed, so as to preserve and improve the amenities of dwellinghouses proposed; the developers must consult with the Planning Authority in this regard.	15. In the interests of amenity.
16. That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.	16. In order to comply with Sanitary services Acts, 1878-1964.

Signed on behalf of the Dublin County Council:

County Secretary.

Date: **3rd September, 1970**

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Form 3.