

I acknowledge receipt of original of this Notification by hand
this evening at the Planning Dept. office 46 Dame St. Dublin
DUBLIN COUNTY COUNCIL *St. John P. Keenan*
Witness, Dublin 14th July 1970
PLANNING DEPARTMENT.

Tel. 42951 (Ext. 131)

46-49 DAME STREET,
DUBLIN 2

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

To
John P. Keenan, Esq.,
Architect,
10 South Frederick St. Dublin 2.
Decision Order
Number and Date **P/1328/70. 14th July, 1970.**
Register Reference No. **C.787**
Planning Control No. **17601**
Application Received on **15th May, 1970.**

Applicant : **M/s. McGowan & Fox.**

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

Proposed housing development (308 houses and one shop) at Esker Road North,
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.
2. That the shop shown adjoining site nos. 87, 100 and 131, be omitted and a revised detailed layout for the proposed shop and its service area be submitted to and approved by the County Council after consultation with the Planning Department; this revision may also entail the readjustment of adjoining dwellinghouses so as to provide adequate separation and service areas for any shop development.
3. A revised layout must be submitted in respect of site Nos. 48-49, and site No. 268, so as to provide for adequate vehicle movement and satisfactory rear garden space associated with the proposed garage spaces.
4. 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 applicant must also provide for satisfactory surface water outfalls, including any necessary work to the adjoining watercourses, to the agreement and satisfaction of the County Council.
5. That adequate and satisfactory landscaping and boundary treatment to rear boundaries of adjoining development must be submitted to and approved by the County Council; the applicants must consult with the Planning Department in this regard.

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

Signed on behalf of the Dublin County Council :

County Secretary.

Date : **14th July, 1970.**

IMPORTANT : Turn overleaf for further information.

Form 3.

Conditions

Reasons for Conditions

1. That a financial contribution in the sum of ~~£12,000~~ ^{£12,500} (twelve thousand, five 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 amount to be paid in three equal instalments of ~~£4,000~~ ^{£4,166} (four thousand, one hundred and sixty-six pounds) each, the first instalment to be paid before the commencement of development on the site, and the remainder in two equal instalments at 12-month intervals after the grant of permission.
2. 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, water-mains 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, on the provision and completion of such services to standard specification
 and such lodgment in either case has been acknowledged in writing by the Council.
3. That any necessary land required for road improvement purposes, if applicable, be reserved as such.
4. 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.
5. That the external finishes, including the roofs, harmonize in colour and texture with each other.

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

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. In the interests of visual amenity. and

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 in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT.

46-49 DAME STREET,

DUBLIN 2

Tel. 42951 (Ext. 131)

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

Decision Order

Number and Date P/1328/70. 14th July, 1970.

Register Reference No.

L.787

Planning Control No. 12601

Application Received on 16th May, 1970.

To :

John P. Keenan, Esq.,

Architect,

10 South Frederick St. Dublin 2.

Applicant

Mrs. McKeown, & Pux.

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 for

Proposed housing development (308 houses and one shop) at Esker Road North, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions

Reasons for Conditions

Continued: No. 10.

- other and the adjoining development.
11. That the rights and permissions of the adjoining property owners be not infringed.
 12. That the land shown as open areas and play areas on the plans submitted be reserved as public open space and levelled, rolled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
 13. That screen walls, not less than 6' in height suitably capped and rendered, be provided at all corner sites and where otherwise necessary, including sites abutting on to the public open spaces to be provided, for the purposes of screening rear gardens from public view.
 14. All necessary measures to be taken by the developer to prevent spillage or deposit of clay or rubble on adjoining roads during the course of the work.
 15. That the existing mature trees and landscaping 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 the programming to be submitted to and approved by the County Council.
 16. That Building Bye Laws approval shall be obtained and any conditions of such approval shall be observed in the development.

11. In the interests of visual amenity.
12. In the interests of the proper planning and development of the area.
13. In the interests of amenity.
14. To protect the amenity of the area.
15. In the interests of amenity.
16. In order to comply with Sanitary Services Acts, 1878, - 1964.

Signed on behalf of the Dublin County Council

County Secretary.

Date 14th July, 1970.

Form 3.

IMPORTANT : Turn overleaf for further information.