

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 Number and Date **P/2224/69. 5th December, 1969.**

Register Reference No. **B. 1071.**

Planning Control No. **9493**

**Dry Halsaz Dixon Partnership,
Architects & Design Consultants,
31 Barton Arcade,
Dungate,
Manchester M3 2BH, ENGLAND.**

Application Received on **22nd July, 1969.**
Additional information received **7th Oct. '69**

Applicant : **Healy Homes Limited.**

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 300 houses off Kenilworth Road, Palmerstown.

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 number of houses to be constructed shall not exceed 300 and no House shall be located on that portion of the site which is outside the Palmerstown Drainage Area, as defined in the agreement, dated 9th October, 1948, made between the Dublin County Council and the Corporation of Dublin. (3) That the rate of construction shall not exceed 60 houses in any year pending the provision of improved public sewerage facilities. (4) That a financial contribution in the sum of £13,600. (thirteen thousand six hundred 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; the first instalment of £2,720. be paid before the commencement of development on the site and the remainder in four equal annual instalments of £2,220. (two thousand, seven hundred and twenty pounds) to be paid annually from the date of commencement of development. (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 spaces, car parks, sewers, gas mains or drains has been given by:- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £12,000.....	(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. (5) To ensure that a ready sanction may be available to the County Council to induce provision of services and prevent disamenity in the development

Done on behalf of the Dublin County Council :

County Secretary.

Date : **5th December, 1969.**

IMPORTANT : Turn overleaf for further information.

Form 3

Conditions

Reasons for Conditions

(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 a standard specification and such lodgment in either case has been acknowledged in writing by the Council.

(6) That the water supply and drainage arrangements including the surface water disposal system, be in accordance with the requirements of the County Council.

(7) That any revisions to the main estate junction with Kennelsfort Road, adjoining Woodfarm House, be approved and set out in agreement with the Council's Road Design Section.

(8) That the Blocks of dwellinghouses on sites Nos. 126 - 132 and the adjoining cul-de-sac turning bay be not constructed pending finalisation and clarification of the County Council's roads proposals for the T-3 main trunk route and major junction with Kennelsfort Road.

(9) That a verge width of not less than 15-ft. be provided between kerb line and the T-3 main trunk route boundary along that section of the main estate road, which runs parallel to and adjoins the main T-3 route. This minimum 15-ft. width of verge is to be landscaped and closely planted with suitable young trees for the purposes of providing a satisfactory and adequate screen between the estate development and the T-3 proposed ^{main trunk route} any vehicular movements between these two roads, together with adequate safeguards from headlamp dazzle.

(10) That details of a suitable and adequate protective fence along the northern boundary of the proposed estate development and the Council's proposed main T-3 trunk route be submitted to and approved by the County Council.

(11) That the main estate road, including the loop road, be not less than 46-ft. overall width and provide for 24-ft. wide carriageways, 6-ft. wide paths.

(6) In order to comply with Sanitary Services Acts, 1872 - 1964.

(7) In the interests of the proper planning and development of the area.

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

(9) In the interests of amenity, public safety and the proper planning and development of the area.

(10) In the interests of the proper planning and development of the area.

(11) In the interests of the proper planning and development of the area.

Continued:-.....

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

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46-49 DAME STREET,

DUBLIN 2

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To :

Decision Order

7/2224/69

Number and Date

5th December, 1969.

Register Reference No.

B, 1071

Planning Control No.

9423

Application Received on

22nd July, 1969.

Additional information:

7th October, 1969.

Dry Halasz Dixon Partnership,
Architects & Design Consultants,
31 Barton Arcade,
Deansgate,
Manchester M3 2BN, ENGLAND.

Applicant: Nealy Homes Limited.

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 300 houses off Kennelsfort Road, Palmerstown.

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions

Reasons for Conditions

(11) Continued:-

and 5ft. wide verges.

(12) That revised details of the turning bays to cul-de-sac Nos. 2, 3, and 6 be submitted to and approved by the County Council.

(13) 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.

(14) That the area shown as open space be reserved as public open space and levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

(15) That Building Bye - Laws approval shall be obtained and any conditions of such approval shall be observed in the development.

(12) In the interests of the proper planning and development of the area.

(13) In the interests of amenity and public safety.

(14) In the interests of the proper planning and development of the area.

(15) In order to comply with Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council :

County Secretary.

Date :

5th December, 1969.

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