

P/1418/69.

Reg. B. 947

22 Lunasa, 1969.

Brian S. Kelly, Esq.,
Architect,
3, Grosvenor Place,
Rathmines,
DUBLIN, 6.

Re: Proposed 172 houses at Cappaghmore, Glendalkin for P. Flynn.
Application received: 27th June, 1969.

A Chára,

With reference to your letter dated 26th June, 1969, regarding planning permission in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Act, 1963, the following information must be submitted in triplicate:-

- (1) Revised layout providing for adequate protective fencing/walling of an unscalable "unthrowable missile through" type at the north boundary of the site for the purpose of preserving the amenities of the adjoining property.
- (2) The existing and proposed use for Cappaghmore House and Lodge.
- (3) Revised details of the proposed surface water disposal including adequate measures to avoid local flooding on the adjoining main road.

Mise, le seas.

M. S. Priomh Oifigeach.

APPLICANT Mr. F. Flynn.

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 P/1570/69 dated 22nd Sept. 1969. make a decision pursuant to Section 26(1) of the Act to grant a permission for:

Proposed 167 houses (164 semi-detached, 3 detached) at Cappaghmore,

Clondalkin. Floor area: 1,140 sq.ft. Total floor area= 167 x 1,140=

subject to the following conditions:- 1,198,360 sq.ft.

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 details of drainage disposal and water supply be in accordance with the requirements of the County Council.	(2) In order to comply with Sanitary Services Acts, 1878 - 1964.
(3) That the rights and permissions of the adjoining property owners be not infringed.	(3) In the interests of amenity.
(4) 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, watermains, or drains has been given by:-	(4) To ensure that a ready sanction may be available to the County Council to induce provision of services and prevent disamenity in the development.

P.T.O.

If there is no appeal to the Minister for Local Government against this decision, permission will be granted by the Council on 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 as soon as may be after the withdrawal.

Signed on behalf of the Dublin County Council:

for County Secretary

22nd September, 1969.

Date:

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and the nature of the appellant's interest in the property affected and should be addressed to the Secretary, Department of Local Government, (Planning Appeals Section), Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

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.

water supply and sewerage services, which facilitate the proposed development; this contribution to be paid before the commencement of development on the site.

(6) That the roads, sewers, watermains and other services shown on the plans or required for the development be constructed in accordance with the County Council requirements for such services.

(7) 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.

(8) That the junction with the Lucan/Glendalkin Road be altered to a point mid-way between Site Nos. 94 and 172.

(9) That site No. 1 be omitted from the development.

(10) That before development commenced, four houses be omitted in front of Cappaghmore House, the details to be agreed with the Planning Authority, in order to conserve the existing lawn and forecourt, trees and shrubs, and open out the amenity area to the residential development; to this end revised plans shall be submitted for approval indicating the four sites on which the houses are to be omitted.

(11) That a 6' high boundary wall shall be provided on the perimeter of the open space.

(12) That the western tapered corner of the open space at the rear of sites 61, 62, 63, 64, 65 be eliminated by extending the gardens of those houses to absorb this narrow strip of the open space.

(13) That the perimeter belt of trees along the south and east of the development and on the open space, shall be preserved.

(14) That a revised plans complying with conditions Nos. (8), (9) and (10) be submitted and approved by the Planning Authority before development commences.

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

(6) To ensure that the development shall be in accordance with the permission and effective control maintained.

(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 and traffic safety.

(9) In the interests of 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.

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

(13) In the interests of amenity.

(14) In the interests of the proper planning and development of the area, end to ensure compliance with the decision.

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

NOTE: In regard to Condition No. (3) above, the proposer is advised as follows:-

(1) The developers must produce proof that they have acquired a wayleave right from Coras Iompair Eireann for the laying and maintenance of a sewer under the Grand Canal.

(2) The developers must produce calculation sheets showing the surface water run-off from their estate, and proof that it will not flood any property downstream.