

Planning Department,  
46-49 Dame Street,  
Dublin 2.

Tel.: 42951, Ext. 32.

NOTIFICATION OF A DECISION ON AN APPLICATION FOR ~~AN APPROVAL~~ **PERMISSION**  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

To: Desmond McCarthy Esq.,  
12, Cypress Grove North,  
Templeogue,  
CO. DUBLIN.

Reference No. in Planning Register of  
Dublin County Council Reg B 574.

Planning Control No. 11797

Application received 9/7/69.

APPLICANT Republic Estates 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 2/063/69 dated 19th June, 1969, make a decision pursuant to Section 26(1) of the Act to grant Permission ~~approval~~ For: Proposed 24 No. houses at Newcastle.

floor area 28,000 sq. ft.

subject to the following conditions:-

Conditions:

- (1) That the development be carried out in strict conformity with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.
- (2) That a financial contribution in the sum of £1,160. 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.
- (3) That the water supply and drainage arrangements, including surface water drainage, be in accordance with the requirements of the County Council.
- (4) That the necessary land required for road improvement purposes be reserved as such, as indicated coloured blue on the attached C.P. P.I.O.

Reasons for conditions:

- (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 order to comply with Sanitary Services Acts, 1878 - 1964.
- (4) In order to provide for the proper planning and development of the area P.I.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 If every appeal made in accordance with the Act has been withdrawn, the Council will grant the Permission ~~approval~~ as soon as may be after the withdrawal.

Signed on behalf of the Dublin County Council:

For County Secretary

Date: 19th June, 1969.

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, 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 Permission ~~approval~~ as if it had been made to him in the first instance.

APPROVAL OF THE COUNCIL UNDER BUILDING BYE LAWS MUST BE OBTAINED BEFORE THE DEVELOPMENT IS COMMENCED AND THE TERMS OF APPROVAL MUST BE COMPLIED WITH IN THE CARRYING OUT OF THE WORK.

Conditions:	Reasons for conditions:
<p>No. (4) contd.</p> <p>....555 and that the proposed road improvement lines on the site frontages be set out and agreed with the County Council's Roads Department.</p> <p>(5) That the proposed dwellinghouses be set out not less 30ft. from the proposed road improvement lines.</p> <p>(6) That the external finishes, including the roofs, harmonise in colour and texture with each other and the adjoining development.</p> <p>(7) That 6' high walls, suitably capped and rendered be provided at the flanks of the dwellinghouses located at the junction of Main Street, Newcastle, with the Newcastle/Lucan Road.</p> <p>(8) That adequate garage <del>and</del> space be provided for each dwellinghouse not in advance of the building line, and that details of the car space provision be submitted to and approved by the Planning Department before any work is commenced on the site.</p> <p>(9) That Building Bye-Laws Approval shall be obtained and any conditions of such approval shall be observed in the development.</p>	<p>No. (4) contd.</p> <p>.... and to provide for necessary road improvements.</p> <p>(5) In the interests of amenity.</p> <p>(6) In the interests of visual amenity.</p> <p>(7) For the purpose of screening rear gardens from public view.</p> <p>(8) In order to provide for the proper planning and development of the area.</p> <p>(9) In order to comply with Sanitary Services Act, 1878 - 1964.</p>