

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

Tel.: 42951, Ext. 32.

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

To: Sean G. O'Kelly, Esq.,
8, Wellington Road,
Ballsbridge,
DUBLIN, 4.

Reference No. in Planning Register of
Dublin County Council Reg. B. 404.

Planning Control No. 3473.

Application received 26th March, 1969.

APPLICANT Rathgar Construction 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 P/752/69 dated 23rd May, 1969, make a decision pursuant to Section 26(1) of the Act to grant Permission for:

Proposed Change of House Type (Nos. 15 - 48 inclusive)
at Floraville Estate, M. Monastery Road.
subject to the following conditions:-

Conditions:

Reasons for conditions:

- (1) That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as in the conditions hereunder otherwise required.
- (2) That site Nos. 47 to 56 inclusive or ten other sites to be agreed with the Council's Planning Department be excluded from the development, thereby reducing the total number of houses to 177 as originally approved, in view of the present deficiencies in the provision of sewerage facilities in the area.
- (3) That all buildings be set back not less than 30-ft. from the road boundaries.
- (4) That screen walls 6-ft. high and suitably capped and rendered be provided at all corners.

- (1) To ensure that the development shall be in accordance with the permission and effective control maintained.
- (2) In the interest of proper Planning and Development of the area.
- (3) In the interest of proper Planning and Development of the area.

- (3) That all buildings be set back not less than 30-ft. from the road boundaries.
- (4) That screen walls 6-ft. high and suitably capped and rendered be provided at all corners.

decision, approval 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 If every appeal made in accordance with the Act has been withdrawn, the Council will grant the approval as soon as may be after the withdrawal.

Signed on behalf of the Dublin County Council:

for County Secretary

Date: 23rd May, 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 for 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>.....sites and where sites abut onto open space to screen rare gardens from public view.</p> <p>(5) That the external finishes harmonise in colour and texture with the existing development.</p> <p>(6) That Building Bye-Laws Approval shall be obtained and any conditions of such approval shall be observed in the development.</p> <p>(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 shall until taken-in-charge by the Local Authority of roads, sewers, watermains, kerbing, land-scaping or drains has been given by:-</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £5,000, or</p> <p>(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.</p>	<p>(4) In the interest of proper Planning and Development of the area.</p> <p>(5) In the interest of visual amenity.</p> <p>(6) In order to comply with Sanitary Services Acts, 1878 - 1964.</p> <p>(7) To ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.</p>