

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: B.A. Canning, Esq.,
111, Celtic Park Avenue,
DUBLIN, 9.

Reference No. in Planning Register of
Dublin County Council B.273.

Planning Control No. 11022.

Application received 28th February, 1969.

APPLICANT Belgrove 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 P/585/69 dated 25th April, 1969, make a decision pursuant to Section 26(1) of the Act to grant **Permission**
~~Approval~~ for:

Proposed 32 No. dwellinghouses and two No. replacement

bungalows at Ballydowd, Incan Road.

subject to the following conditions:-

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 a financial contribution in the sum of £1,500. be paid by the proposers to the Dublin Co. 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 no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory

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 proper planning and development of the area.
- (3) To ensure that a ready sanction may be available to the County Council.....

If there is no appeal to the Minister for Local Government against this decision, ~~approval~~ ^{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 If every appeal made in accordance with the Act has been withdrawn, the Council will grant the approval as soon as may be after the withdrawal.

P.T.O.

Signed on behalf of the Dublin County Council:

for County Secretary

Date: 25th April, 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.

Permission

~~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:

No. 3 contd.

.....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:-

- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £11,200 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~~ 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.
- (4) That the dwellings on sites Nos. 20, 21, 24, 22 and 23 be omitted from the development and a revised cul-de-sac turning bay be provided in accordance with the attached S.P.141 so as to allow for a connecting link to the lands at the south side of the site.
- (5) That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- (6) That the area shown as open space be reserved as public open space and levelled, seeded, sowed and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
- (7) That the proposed junction of the estate road with the main Lucan road be adequately constructed and traffic vision provided thereto to the requirements of the County Council and in accordance with the plans submitted with the application lodged 16th Feb. 1967 and which was the subject of a decision to grant outline permission by Order No. P/62/67, dated 14th April, 1967.
- (8) That 6' high screen walls, suitably rendered and capped be provided at the flanks of sites Nos. 19 and 24 for the purpose of screening rear gardens from public view.
- (9) 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.
- (10) That Building Bye Laws approval shall be obtained and any conditions of such approval shall be observed in the development.

Reasons for conditions:

No. 3 contd.

.....to induce provision of services and prevent disamenity in the development.

- (4) In the interests of the proper planning and development of the area.
- (5) In order to comply with Sanitary Services Acts, 1878 - 1964.
- (6) In the interests of the proper planning and development of the area, and amenity.
- (7) In the interests of public safety and avoidance of ~~fire~~ hazard.
/traffic
- (8) In the interests of amenity.
- (9) In the interests of amenity and public safety.
- (10) In order to comply with Sanitary Services Acts, 1878 - 1964.