

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.

Reference No. in Planning Register of
Dublin County Council **B.253.**

To: McInerney Developments Ltd.,

Planning Control No. **10288.**

Bluebell,

Application received **26th February, 1969.**

Inchicore, DUBLIN, 21.

APPLICANT McInerney Developments 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/583/69** dated **25th April, 1969,** make a decision pursuant to Section 26(1) of the Act to grant a Permission ~~approval~~ for:

5 No. revised houses types detached dwellinghouses on sites No.

71-75 inclusive at Kill Lane, Deansgrange. Floor area: 10,150 sq.ft.
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 the drainage arrangements, with particular regard to the disposal of foul sewage and surface water, be in accordance with the requirements of the Co. Council.
- (3) That the developers forward detailed plans of the proposed main access to the site from Kill Lane for approval by the Council before any constructional work is put in hands.
- (4) That the areas shown as open space be reserved as public open space and be suitably levelled, cleared of debris and seeded to the satisfaction of the

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 If every appeal made in accordance with the Act has been withdrawn, the Council will grant the ~~approval~~ Permission as soon as may be after the withdrawal.

Permission

Signed on behalf of the Dublin County Council:

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 public health and in order to comply with Sanitary Services Acts, 1878 - 1964.
- (3) In order to provide for adequate junction treatment and control of estate ~~vehicular~~ vehicular movements to and from Kill Lane.
- (4) In the interests of

Contd

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~~ Permission 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:
<u>No. 4 contd.</u>	<u>No. 4 contd.</u>
....County Council and be available for use by residents on completion of their dwellings. amenity.
(5) That the existing nature trees and landscaping be retained, as far as is consistent with the proposed development and that any proposals for the removal of existing trees be approved by the County Council.	(5) In the interest of amenity.
(6) That the proposed junction and turning bays be in accordance with the previously forwarded C.P.141.	(6) In the interests of proper planning and development of the area.
(7) That the secondary access to the site from Denasgrange Road be restricted to pedestrian use only and suitable bollards be erected in order to prevent vehicular movement from the site to Denasgrange Road.	(7) In the interests of public safety and avoidance of fire hazard.
(8) That 6' high screen walls, suitably capped and rendered, be provided at the proposed pedestrian passageways; the wall height in advance of building line fronting to Kill Lane to be reduced to 4'.	(8) In the interests of amenity.
(9) That 6' high screen walls, suitably capped and rendered, be erected at the flank of site No. 71, for the purpose of screening rear gardens from public view.	(9) In the interests of amenity.
(10) That the existing structures located on the main open space at the north-east portion of the site be not used for industrial and commercial purposes on completion of the development and that the future use for these structures be compatible with the adjoining open space.	(10) In order to comply with Sanitary Services Acts, 1878-1964.
(11) That Building Bye Laws approval shall be obtained and any conditions of such approval shall be observed in the development.	(11) In order to comply with Sanitary Services Acts, 1878 - 1964.

P/417/69
— 27/3/69.

P.C. 7620.
Reg. B 254.

28 Marta, 1969.

J.J. Smith & Co. (Dublin) Ltd.,
Building & Civil Engineering Contractors,
Bluebell,
Naas Road,
DUBLIN, 12.

Re: Proposed Office and Store at John F. Kennedy
Drive, Bluebell for Airdraulics Limited.

A Chairde,

With reference to your letter dated 24th February, 1969, regarding planning permission in connection with above, I am to inform you that before the application can be considered under the Local Government (Planning and Development) Act, 1963, the following information should be submitted in triplicate :-

- (1) A revised location plan showing the location of the proposed development, and its relationship to the overall development at John F. Kennedy Drive, is required.
- (2) The revised plan should clearly indicate the curtilage of the applicants' holding outline in red.

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