

Planning Department,
46-49 Dame Street,
Dublin 2.
Tel.: 42951, Ext. 32.

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

To L. J. Brennan & Associates,
13, Adelaide Road,
DUBLIN, 2.

Reference No. in Planning Register of
Dublin County Council Reg. B.117.

Planning Control No. 10479A

Application received 31st Jan. 1969.

APPLICANT Healy Homes 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/123/69 dated 28th March, 1969. make a decision pursuant to Section 26(1) of the Act to grant a permission for:

Proposed No. 151 dwellings on site Nos. 1-10 and 63 and 223,
Inclusive at Forest Hills, Main Street, Rathcoole.
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 roads, sewers, watermain and other services shown on the plans or required for the development, be constructed in accordance with the County Council requirements for such services.
- (3) 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

Reasons for conditions:

- (1) To ensure that the development shall be in accordance with the permission and effective control maintained.
- (2) To ensure that the development shall be in accordance with the permission and effective control maintained.
- (3) To ensure that a ready sanction may be available to the County Council to

Contd.....

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 If every appeal made in accordance with the Act has been withdrawn, the Council will grant the permission as soon as may be after the withdrawal.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

Date: 28th March, 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, (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.

Conditions:

No. 3 contd.

.....sewers, watermains or drains has been given by:-

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £5,000.

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 to its satisfaction, on the provision and completion of such services to standar specification.

and such lodgment in either case has been acknowledged in writing by the Council.

(4) That road junctions, turning ~~ways~~ bays and the shopping layb~~ut~~ in accordance with C.P.141 (already forwarded to the applicants)

(5) That the open space be reserved as public open space, as indicated on the plans lodged on the 13th March, 1967.

(6) That the open space be levelled, drained, soiled and seeded and planted to the requirements of the County Council and be available for use by residents on completion of the development.

(7) That the streams traversing the open space and other portions of the site, be culverted, piped or fenced to the requirements of the County Council.

(8) 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.

(9) That the building lines be not less than 30' minimum.

(10) That the necessary land be reserved for the improvement of Stoney lane at the western side of the site.

(11) That the new estate road access to site Nos. 196 and 208 inclusive, be relocated at the south side of the proposed shopping area linking to the main estate access road and not directly to Main Street, Rathcoole; a revised layout to provide for this should be submitted to and approved by the County Council before any constructional work takes place.

(12) That the pedestrian ways leading to the main public open space adjoining site Nos. 165-175, 176-184, 87 and 88, 151-158, 145-150 and 108-109 be fully paved in accordance with the requirements of the County Council.

(13) That Building Bye-Laws Approval shall be obtained and any conditions of such approval

Reasons for conditions:

No. 3 contd.

...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 the interests of amenity.

(6) In the interests of amenity,

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

(8) In the interests of amenity and public 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) To provide for the proper planning and development of the area and avoidance of traffic hazard.

(12) In order to provide for the proper planning and development of the area,

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