

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

Tel.: 4295

PERMISSION

XXXXXX

NOTIFICATION OF A DECISION ON AN APPLICATION FOR AN APPROVAL.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

To: **M/s. Louis J. Brennan & Assocs.,** Reference No. in Planning Register of
Dublin County Council

**Architects,
18, Adelaide Road,**

Planning Control No.

P.C.10255.

DUBLIN 2.

8th April, 1969.

Application received

APPLICANT **Ridgeway Development 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/849/69** dated **6th June, 1969.** make a decision pursuant to Section 26(1) of the Act to grant an

Approval for:

Permission **Proposed 20 No. dwellinghouses at Rathcoole.**

subject to the following conditions:-

Condition.	Reason for Condition.
(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.	(1) To ensure that the development shall be in accordance with the permission and effective control maintained.
(2) That a financial contribution in the sum of £1,125 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.	(2) In the interests of the proper planning and development of the area.
(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	(3) To ensure that a ready sanction may be available to the County Council to induce provision of
/P.T.O.	/P.T.O.

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 If every appeal made in accordance with the Act has been withdrawn, the Council will grant the approval as soon as may be after the withdrawal.

Signed on behalf of the Dublin County Council:

for County Secretary

Date: **6th 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 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.

Condition.	Reason for Condition.
<p>(3) Contd.</p> <p>taken-in-charge by the Local Authority of roads, open spaces, car parks, sewers, watermains or drains has been given by:-</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £8,000, 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.</p>	<p>(3) Contd.</p> <p>services and prevent dissimilarity in the development.</p>

For Continuation of Conditions and Reasons see attached Sheet.

P.C. 10255: Proposed 20 No. dwellinghouses at Rathcoole, for Ridgeway Development Ltd.

Floor area:- 22,000 sq. ft. Application received:- 8th April, 1969.

Condition	Reason for condition
(4) That the drainage and water supply arrangements be in accordance with the requirements of the County Council	(4) In order to comply with Sanitary Services Acts, 1878-1964.
(5) That the area shown as open space be reserved as public open space and levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings	(5) In the interests of the proper planning and development of the area.
(6) That adequate boundary walling, or landscaped protective fencing, be provided along the open space boundaries for the purpose of ensuring that access to the adjoining dual-carriageway is prevented; details of this protective walling/fencing to be submitted to and approved by the County Council before any constructional work is put in hands.	(6) In the interests of public safety and avoidance of traffic hazard.
(7) That the external finished, including the roofs, harmonise in colour and texture with each other and the adjoining development	(7) In the interests of visual amenity.
(8) That screen walling not less than 6-ft. high, suitably capped and rendered, be provided at the flanks of site Nos. 1 and 9 and at the flanks and rear of site Nos. 10, 11, 15, 16 and 20 for the purpose of screening rear gardens from public view.	(8) In the interests of amenity.
(9) That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development	(9) In order to comply with Sanitary Services Acts, 1878-1964. (GRH)