

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.997
1. LOCATION	Cooldrinagh, Lucan, Co. Dublin <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	301 four-bedroomed houses and development work		
3. TYPE & DATE OF APPLICATION	TYPE  B.	Date Received  25.5.82	Date Further Particulars
			(a) Requested 1. Time ext. up to & incl., 1/10/82 2. ....
4. SUBMITTED BY	Name McDonnell & May,		
	Address 7/Cabra, Ballinteer Road, Dublin 14		
5. APPLICANT	Name Lismore Homes Ltd.,		
	Address 37/39 Fitzwilliam Square, Dublin		
6. DECISION	O.C.M. No. PA/2611/82		Notified 20th Oct., 1982
	Date 20th Oct., 1982		Effect To grant permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 22nd Nov, 1982		Decision
	Type 3rd Party		APPLICATION WITHDRAWN Effect
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by .....  
  
 Checked by .....

Copy issued by ..... Registrar.  
  
 Date .....  
  
 Co. Accts. Receipt No .....

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Dublin County Council

Planning Register Reference Number: X.A 997

WHEREAS

1. On the 25th day of May, 1982, Lismore Homes Limited, care of, McDonnell and May, of "Carra", Ballinteer Road, Dublin, (hereinafter call "the applicants") applied to Dublin County Council (hereinafter called "the planning authority") for permission for residential development and associated site development works on a site at Cooldrinagh, Lucan, County Dublin (hereinafter called the application).
2. On the 20th day of October, 1982, the planning authority decided to grant permission subject to conditions, for the development, the subject of the application.
3. Kew Park Estate Residents Association, of Lucan, County Dublin, and Weston Aerodrome, of Leixlip, County Kildare appealed to An Bord Pleanála against the said decision of the planning authority.
4. On the 15th day of February, 1985, the applicants withdrew the application.

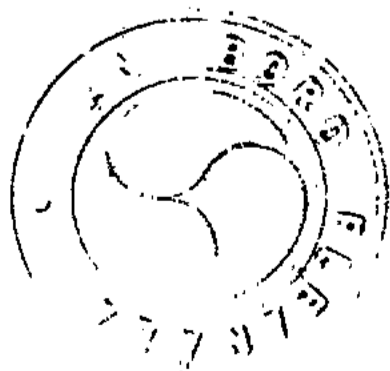
NOW THEREFORE

An Bord Pleanála hereby declares that as the said application has been withdrawn, it is no longer before the Board for determination and that there is, therefore, now no appeal in relation to the application before the Board.

*D. Hannigan*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 12<sup>th</sup> day of *March* 1985.



# DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Notification of Decision to Grant Permission/~~Approval~~  
Local Government (Planning and Development) Acts, ~~1963-1982~~ **1963-1982**

To: McDonnell & May,  
'Carra',  
Ballinteer Road,  
Dublin 14.  
Applicant Lismore Homes Ltd.

Decision Order  
Number and Date PA/2611/82, 20/10/'82  
Register Reference No. XA.997  
Planning Control No. 5605  
Application Received on 25/5/'82  
Mat. Contrav. Not. dated 21/8/'82

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:-

**Proposed 301 four-bedroomed houses and development work at Cooldrinagh, Lucan.**

## SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> <li>Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.</li> <li>That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.</li> <li>That <sup>each</sup> the proposed house be used as a single dwelling unit.</li> <li>That a financial contribution in the sum of <b>£138,960.</b> be paid by the proposer 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.</li> </ol>	<ol style="list-style-type: none"> <li>To ensure that the development shall be in accordance with the permission and that effective control be maintained.</li> <li>In order to comply with the Sanitary Services Acts, 1878 - 1964. To prevent unauthorised development.</li> <li>The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</li> </ol>

(Contd . . .)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 20th October, 1982

**IMPORTANT: Turn overleaf for further information.**

CONDITIONS	REASONS FOR CONDITIONS
<p>5. 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 space, carparks, 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 <b>£120,000,</b></p> <p>which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.</p> <p>Or/</p> <p>(b) Lodgment with the Council of <b>cash sum of £55,000,</b> 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>Or/</p> <p>(c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.</p> <p>and such lodgment in either case has been acknowledged in writing by the Council.</p> <p>Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.</p>	<p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p>(Contd. ...)</p>

**NOTE:**

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanala, ~~Holdbrook House, Holmes Street, Dublin 2.~~ **Blocks 6 & 7, Irish Life Centre, Lr. Abbey St.,**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.

# DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

**Notification of Decision to Grant Permission/Approval**  
**Local Government (Planning and Development) Acts, 1963 & 1976** **1963-1982**

To: **McDonnell & May,**  
**'Carra',**  
**Ballinteer Road,**  
**DUBLIN 14.**  
Applicant **Lismore Homes Limited.**

Decision Order **PA/2611/82** **20.10.82**  
Number and Date  
Register Reference No. **XA 997**  
Planning Control No. **5605**  
Application Received on **25.5.82**  
**Mat. Contrav. Not. dated. 21.8.82**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

**301 four-bedroomed houses and development work at Cooldrinagh, Lucan.**

**SUBJECT TO THE FOLLOWING CONDITIONS:**

CONDITIONS	REASONS FOR CONDITIONS
<b>6.</b> That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	<b>6.</b> To protect the amenities of the area.
<b>7.</b> That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	<b>7.</b> In the interest of amenity.
<b>8.</b> That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.	<b>8.</b> In the interest of amenity and public safety
<b>9.</b> That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	<b>9.</b> In the interest of the proper planning and development of the area.
<b>10.</b> That the area shown as open space be 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.	<b>10.</b> In the interest of the proper planning and development of the area.
<b>11.</b> That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	<b>11.</b> In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd . . . .)

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date: **20th October, 1982.**

**IMPORTANT: Turn overleaf for further information.**

# CONDITIONS

# REASONS FOR CONDITIONS

12. That all watermain tappings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
13. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
14. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
15. That a minimum separation of 7'6" (2.3m) be provided between each house or pair of houses.
16. That a minimum front building line of 25ft. and rear garden depth of 35ft. be provided for each dwelling.
17. That the areas of public open space be fenced off and protected during site development works. These areas shall not be used for the storage of building materials or for the dumping of soil rubble etc.
18. That the location of builders compound sites and site offices shall be agreed with the Planning Authority prior to the commencement of development.
19. That no development take place on foot of this permission until such time as the road layout for the area including the alignment of the Lucan/Celbridge Road shall be determined by the Planning Authority or by An Bord Pleanála on appeal.
20. That when the road layout in the area has been approved revised plans which take account of the approved layout shall be submitted to the Planning Authority for approval.

12. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.
13. In the interest of the proper planning and development of the area.
14. In the interest of visual amenity.
15. In the interest of the proper planning and development of the area.
16. In the interest of the proper planning and development of the area.
17. In the interest of amenity.
18. In order to comply with the requirements of the Planning Authority.
19. In the interest of the proper planning and development of the area.
20. In order to comply with the requirements of the Planning Authority.

..../Contd.

## NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanála, ~~Holdbrook House, Holmes Street, Dublin 2.~~ Blocks 6 & 7, Irish Life Centre, Lr. Abbey St.,

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.

# DUBLIN COUNTY COUNCIL

tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Notification of Decision to Grant Permission ~~to develop~~  
Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1982.

To: **McDonnell & May,**  
**'Carra',**  
**Ballinteer Road,**  
**DUBLIN 14.**

Decision Order  
Number and Date **PA/2611/82 20.10.82.**

Register Reference No. **XA 997**

Planning Control No. **5605**

Application Received on **23.5.82**  
**148. Co. Ar. Not. dated. 21.8.82**

Applicant **Lismore Homes Limited.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission ~~to develop~~ for:

**301 four-bedroomed houses and development work at Cooldrinagh, Lucan.**

SUBJECT TO THE FOLLOWING CONDITIONS:

## CONDITIONS

Contd.

21. That the developer construct the proposed Lucan/Celbridge Road as it affects the site to the satisfaction of the Roads Engineer, as indicated in the letter to the Planning Department dated 8.10.82, which constitutes part of the application.
22. In relation to the foul sewer facilities, that no development take place on foot of this permission until adequate public piped sewerage facilities are available to serve the development. In this respect facilities will not be available until the Lucan high level system including the proposed pumphouse and rising main from 'Esker to Balgaddy have been constructed. (It could be 3 years or more before it has been implemented). The developer to be responsible for the supsizing of the pump station and rising main located at the junction of the Celbridge Road and the Lucan/Leixlip Road to cater for the additional flows generated by the development.
23. In relation to surface water drainage, the surface water outfall should be designed to cater for a flow of 375 litres/sec.
24. That no development take place on foot of this permission until such time as a water supply is available. A water supply will not be available until the water-main infrastructure between Clondalkin and Lucan has been completed. This could take 3 years or more.

## REASONS FOR CONDITIONS

21. In order to comply with the requirements of the Roads Department.
22. In the interest of the proper planning and development of the area.
23. In the interest of amenity.
24. In order to comply with the Sanitary Services Acts, 1878-1964.

...../Contd.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **20th October, 1982.**

**IMPORTANT: Turn overleaf for further information.**

# CONDITIONS

# REASONS FOR CONDITIONS

Contd.

NOTE: It should be noted that the time scale indicated for the provision of foul sewer facilities and water supply is dependant on the availability of finance and could be greater than the estimated 3 years.

25. A minimum building line of 30ft. to be provided to the proposed Lucan/Calbridge New Road.

26. The vehicular access between sites 62 and 63 to be omitted from the development and new accesses to be provided between sites 24 and 25 and between sites 101 and 102. Details to be agreed with the Planning Authority prior to commencement of development.

27. That a detailed and comprehensive landscaping programme including phasing for levelling, soiling, seeding, and landscaping including tree planting, of all areas shown and conditioned as public open space and for street landscaping shall be agreed with the Parks Department and shall be fully implemented as required or in lieu of the above the developer shall pay a financial contribution to the amount of which to be agreed with the Parks Department towards the development of public open space before development commences

25. In the interest of the proper planning and development of the area.

26. In the interest of the proper planning and development of the area.

27. In the interest of the proper planning and development of the area.

## NOTE:

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An Bord Pleanala, Helbrook House, Helbrock Street, Dublin 2. **Block 6 & 7, Irish Life Centre, Abbey St. Dublin 1.**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.

XA 997

23rd July, 1982.

McDonnell & May,  
'Carra',  
Ballinteer Road,  
Dublin 14.

Re: Proposed 301 4-bedroomed houses and development  
work at Cooldrinagh, Lucan for Lismore Homes Ltd.

Dear Sirs,

With reference to your planning application received here on 25th May, 1982, (letter for extension period received 22nd July, 1982), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 1st October, 1982.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.