

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/524	
1. LOCATION	Ardeevin Drive, Lucan, Co. Dublin. <b>S</b>			
2. PROPOSAL	5 Town Houses.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	O.P.	19th April, 85.	1. .... 2. ....	1. .... 2. ....
4. SUBMITTED BY	Name Hannigan, Whyte & Associates, Address Main Street, Leixlip, Co. Kildare.			
5. APPLICANT	Name Mr. Maurice Joyce, Address Lucan House, Lucan, Co. Dublin.			
6. DECISION	O.C.M. No. P/2181/85		Notified 17th June, 1985	
	Date 17th June, 1985		Effect To grant permission (0)	
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified 19th July, 1985		Decision Permission granted by	
	Type 3rd Party		An Bord Pleanala 3rd Oct., 1985	
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

County Dublin

Planning Register Reference Number: 85A/524

**APPEAL** by Ardeevin Resident's Association, care of 15, Ardeevin Court, Lucan, County Dublin, against the decision made on the 17th day of June, 1985, by the Council of the County of Dublin, to grant subject to conditions an outline permission to Maurice Joyce of Lucan House, Lucan, County Dublin, for development comprising five town houses at Ardeevin Drive, Lucan, County Dublin, in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions specified in the Second Schedule hereto, the proposed development would not be injurious to the residential amenities of the area or otherwise contrary to its proper planning and development.

SECOND SCHEDULE

1. The detailed plans and particulars to be submitted to the planning authority for approval shall provide, inter alia, for the following:-

(a) a layout in the form of semi-detached houses with a minimum separation of 3 metres between each block;

**Reason:** (a) To provide for a housing development compatible with adjoining development.

(b) the provision of two off-street parking spaces to serve each site.

**Reason:** In the interests of traffic safety.

(c) provision of a turning circle of 8 metres in diameter instead of the hammerhead proposed.

**Reason:** In the interests of traffic safety.

SECOND SCHEDULE (Contd.)

2. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of public services in the area to serve the proposed development. The amount to be paid and arrangements for payment shall be agreed between the developer and the said Council on submission of the detailed plans for approval and before the development is commenced.

Reason: 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.

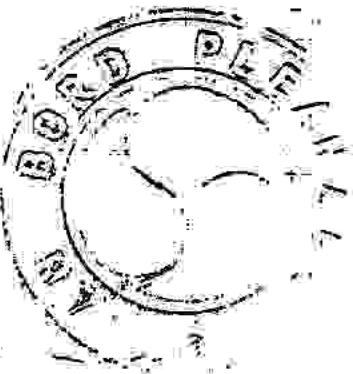
3. No development shall take place on the site until the new pumping station at the Spa Hotel and the new low level pumping station at Lucan have been provided.

Reason: In the interests of orderly development.

Anur Cor. Quinn

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

Dated this 3<sup>rd</sup> day of October, 1985.



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Decision to Grant Outline Permission

Local Government (Planning and Development) Acts, ~~1933-1982~~ 1963-1983

To **Hannigan Whyte & Assocs.,**  
**Main Street,**  
**Leixlip,**  
**Co. Kildare.**  
Applicant **Maurice Joyce**

Decision Order  
Number and Date **P/2181/85, 17/6/'85**

Register Reference No. **85A/524**

Planning Control No. ....

Application Received on **19/4/'85**

Additional Information received .....

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 dated as above make a decision to grant Outline Permission for **Proposed 5 town houses at Ardeevin Drive, Lucan.**

### SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. That details relating to layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.	1. In the interest of the proper planning and development of the area.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to 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. 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.
3. That no development take place on the site until the new pumping station at the Spa Hotel and the new low level pumping station at Lucan have been provided	3. In the interest of the proper planning and development of the area.
4. That the detailed plans for approval make provision for a turning circle of 8m. diameter instead of the hammerhead proposed.	4. In order to comply with the requirements of the Roads Department.
5. That the detailed plans for approval make provision for 2 off-street parking spaces to serve each site.	5. In order to comply with the requirements of the Roads Department.
6. The development to be carried out in the form of semi-detached houses with a minimum separation of 23m between each block. Details to be agreed.	6. To provide a housing development compatible with adjoining development.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date **17th June, 1985**

IMPORTANT: Turn overleaf for further information

Form 1