

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/418	
1. LOCATION	Redgap, Rathcoole, Co. Dublin. <span style="font-size: 2em; float: right;">S</span>			
2. PROPOSAL	2 Bungalows on sites 5 & 6 of previous permission with extended site area of 7.9 acres.			
3. TYPE & DATE OF APPLICATION	TYPE  P.	Date Received  29th March, 85.	Date Further Particulars	
			(a) Requested	(b) Received
			1. ....	1. ....
			2. ....	2. ....
4. SUBMITTED BY	Name McDonnell & May, Address Carra, Ballinteer Road, Dublin 16.			
5. APPLICANT	Name Mr. John Kelly, Address 100, Beechwood Lawn, Rathcoole, Co. Dublin.			
6. DECISION	O.C.M. No. P/1659/85		Notified 15th May, 1985	
	Date 15th May, 1985		Effect To grant permission	
7. GRANT	O.C.M. No. P/2321/85		Notified 27th June, 1985	
	Date 27th June, 1985		Effect Permission granted	
8. APPEAL	Notified		Decision	
	Type		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 .....

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/2321/85

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

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval x

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

To **McDonnell & May,**  
**Carra,**  
**Ballintear Road,**  
**Dublin 16.**  
Applicant **J. Kelly.**

Decision Order  
Number and Date **P/1659/85** **15/5/85**  
Register Reference No. **85A-418**  
Planning Control No. ....  
Application Received on **29/3/85**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

**two bungalows on sites 5 and 6 of previous permission with extended site area of 7.9 acres at Redgap, Rathcoole.**

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the roof of each bungalow be finished in a black, blue/black or dark brown slate or tile.	4. In the interest of visual amenity.
5. That the additional lands of 2.32 acres and 1.52 acres referred to in the applicant's application be used solely for purposes incidental to the enjoyment of the respective dwellings to which they are attached. No other dwelling houses are permitted on these lands.	5. In the interest of the proper planning and development of the area
6. No house construction is to be commenced on any site unless and until evidence has been produced to the satisfaction of the Planning Authority that an adequate and potable water supply can be provided to each of the house sites.	6. In the interest of the proper planning and development of the area

Signed on behalf of the Dublin County Council

For Principal Officer

Date **27 JUN 1985**

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.

6. That the septic tank and surface water drainage arrangements be in accordance with the requirements of the County Council. These matters must be the subject of consultation and agreement with the Health Inspector's Department, Eastern Health Board before any construction work is commenced.

8. That the applicant is to agree the optimum vision splays at the site entrance with the Council's Roads Department prior to commencement of any development on the site.

9. That a detailed landscape plan, specification plus works programme is to be submitted and agreed with the Council prior to commencement of any development on this site. This plan should make adequate provision for the screening of dense planting to minimise the impact of the development on the rural landscape. The existing hedgerows on site are to be preserved where possible in any proposed landscape plan.

10. In the event of a connection being made to public services, a financial contribution of £750. (i.e. 2 x £375.), to be paid by the applicant 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.

7. In the interest of health.

8. In the interest of safety.

9. In the interest of visual amenity.

10. 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 toward the cost of providing the services.

2 / JUN 1985