

COMHAIRLE CHONTAE ÁTHA CLIATH

8657

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/417
1. LOCATION		Cooldrinagh, Lucan, Co. Dublin. S		
2. PROPOSAL		354 terraced town houses, 48 semi-detached houses, 4 detached houses & site dev. works.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 29th March, 85.	Date Further Particulars	
			(a) Requested 1. Time ext. up to & incl., 1/7/85 2.	(b) Received 1. 2.
4. SUBMITTED BY		Name Mr. Patrick MacNeill, Address 22, Crofton Road, Dun Laoghaire, Co. Dublin.		
5. APPLICANT		Name Financial Indemnity Co. Ireland Limited, Address 37/39, Fitzwilliam Square, Dublin 2.		
6. DECISION		O.C.M. No. P/2331/85 Date 28th June, 1985	Notified 28th June, 1985 Effect To grant permission	
7. GRANT		O.C.M. No. Date	Notified Effect	
8. APPEAL		Notified 19th July, 1985 Type 3rd Party	Decision Permission granted by An Bord Pleanála. Effect 30th December, 1985.	
9. APPLICATION SECTION 26 (3)		Date of application	Decision Effect	
10. COMPENSATION		Ref. in Compensation Register		
11. ENFORCEMENT		Ref. in Enforcement Register 3776 - Section 35		
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				

Prepared by

Checked by

Copy issued by Reg

Date

Co. Accts. Receipt No.

85A-417

RE: Proposed construction of 354 no. 2-storey, 3-bedroomed terraced town houses, 48 no. 2-storey, 3-bedroom, semi-detached dwellings and 4 no. 2-storey 3-bedroom detached dwellings and associated site development works at Cooldrinagh, Lucan for Financial Indemnity Co. Irl. Ltd.

I refer to your submission received on 21st January, 1986, to comply with condition No. 4, of decision to grant permission by E. HERR FLOREANA, Ref. No. PL6/5/69528, dated 30th December, 1985, in connection with the above.

Yours faithfully,

for Principal Officer.

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/417

APPEALS by Kew Park Estate Residents Association, care of 30, Kew Park Avenue, Lucan, County Dublin, and others, against the decision made on the 28th day of June, 1985, by the Council of the County of Dublin, to grant subject to conditions a permission to Financial Indemnity, Company Ireland Limited of 37/39 Fitzwilliam Square, Dublin, for a housing development and associated site development works at Cooldrinagh, 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 reasons set out in the First Schedule hereto, to grant 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The proposed development is in accordance with the zoning provisions of the Dublin County Development Plan and having regard to the planning authority's road proposals for the area, the developer's proposals to augment existing public services, and the relationship of the site to existing residential development, it is considered that the proposed development would accord with the proper planning and development of the area, provided that the conditions set out in the Second Schedule hereto are complied with. Also, notwithstanding its proximity to Weston Airport, it is considered that the proposed development would not affect the safe operation of that airport.

SECOND SCHEDULE

1. The development shall be in accordance with the revised layout (drawing number 8514/02 E) submitted to the Board on 24th October, 1985, save where modified by conditions attached to this permission.

Reason: It is considered that the revised layout provides for a better disposition of houses and open space than the originally submitted layout.

2. The 17 dwellings in the western part of the area marked D on the said revised layout shall be omitted, and the sites involved shall be developed as public open space (see sites outlined in red on the attached extract from drawing number 8514/02 E).

Reason: To regulate density, to provide more useful open space on the western side of such a large development, and to provide a set back from the approach to the existing tarmac runway at Weston Airport in the interest of residential amenity.

SECOND SCHEDULE (CONTD.)

3. (a) Not more than 200 dwellings on the site shall be occupied pending completion of the Lucan By-pass,
- (b) the developer shall construct, at his own expense, a small roundabout at the junction of the proposed temporary access with the N4 Dublin-Leixlip Road in accordance with the planning authority's specification, prior to the occupation of any dwellings on the site,
- (c) future permanent access to the site shall be from the proposed new Celbridge Road. When a sufficient section of this road has been constructed to provide such access, the temporary access on the northern boundary of the site shall be closed forthwith, and
- (d) all lands expected to be required by the planning authority for roads on the northern and western boundaries of the site shall be reserved for that purpose, and the edge of the reservations shall be marked out on the ground in consultation with the authority before development is commenced.

Reason: In the interests of traffic safety and orderly development.

4. The developer shall contribute a sum of money to Dublin County Council towards the cost of providing a new road network in the vicinity of the site. Before development commences the amount of such a contribution, and the time and method of payment, shall be agreed with the Council, or, in default of such agreement, shall be determined by An Bord Pleanála.

Reason: The provision of a new road network in the area by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute towards the cost of providing the network.

5. (a) The developer shall pay the sum of £222,600 (two hundred and twenty two thousand, six hundred pounds) to Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area,
- (b) as agreed by the developer in a letter dated 24th June, 1985, to the said Council, the developer shall pay an additional sum of £67,000 (sixty-seven thousand pounds) to the said Council as a contribution towards the cost of augmenting the existing pumping station opposite the Spa Hotel and the associated rising main in order to accommodate foul sewer discharge from the site,
- (c) the developer shall pay an additional sum of £30,000 (thirty thousand pounds) to the said Council as a contribution towards the augmentation of the water supply system to serve the proposed development, and

Contd./....

SECOND SCHEDULE (CONTD.)

(d) before development commences the time and method of the payment of the three contributions specified above shall be as agreed with the Council or, in default of such agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute the said sums of money towards the cost of providing the services.

6. (a) Details of arrangements for the provision of a water supply and of foul and surface water drainage to serve the development shall be in accordance with the requirements of the planning authority, and

(b) surface water from the proposed development shall be discharged to the stream which adjoins the Lucan-Celbridge Road either (i) in accordance with the prior written agreement of the Lucan Golf Course, in which case the cost of any necessary remedial works to the stream channel and banks shall be borne by the developer, or (ii) in accordance with the drawing number 07/1 received by the Board on 18th October, 1985, also at the developer's expense.

Reason: To ensure a proper standard of development.

7. (a) The areas shown as public open space on drawing number 8514/02 E, together with the area referred to in condition 2 above and the areas adjoining the western boundary of the site, shall be reserved for use as public open space and shall be soiled, seeded, planted, landscaped and developed in accordance with a detailed scheme, including the provision of 2 metre high walls (suitably capped and rendered) or railings where such open space adjoins the boundaries of the site. Before development commences the details of the said scheme shall be agreed with Dublin County Council or, in default of such agreement, shall be determined by An Bord Pleanála. If the developer agrees that the planting and landscaping (excluding boundary walls or railings) should be carried out by the Council, they shall pay a financial contribution of £300 per house to the Council in this regard in accordance with a timetable to be agreed with the Council, or in default of agreement, as shall be determined by An Bord Pleanála,

(b) apart from planting and landscaping of public open space areas, the site shall generally be planted and landscaped in accordance with a scheme and to a timetable to be submitted to and agreed with the planning authority, and

(c) prior to the commencement of development, the developer shall erect a robust protective fence adjoining the trees and hedgerows on the boundary with Kew Park estate. The developer shall submit details of this fence, together with a comprehensive scheme for the retention and maintenance of the trees and hedgerows, for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of the visual amenities of the area.

SECOND SCHEDULE (CONTD.)

8. All public services for the development including electrical, communal television and telephone cables and equipment, shall be located underground throughout the site.

Reason: in the interest of the visual amenities of the area.

9. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.

Reason: To ensure that street lighting of adequate standard is provided.

10. Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view, and to screen adjoining existing properties on the northern and southern boundaries of the site. Such walls shall be at least 2 metres high, shall be in brick or block or similar durable materials and shall be suitably capped and rendered.

Reason: In the interests of residential amenity.

11. Revised plans shall be submitted to and approved by the planning authority or An Bord Pleanála on appeal, providing that at least 10% of the total number of dwellings on the site shall be other than three bedroomed sizes.

Reason: To ensure that a range of house sizes is provided within a development on the scale proposed.

12. Before the development is commenced, the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion, and maintenance until taken in charge by the said Council, of roads, footpaths, sewers, watermains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

Eoghan J. Brangan

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

Dated this 30th day of December

1985.

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/Approval

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

1963-1983

To Patrick MacNeill,
22, Craftern Road,
Dun Loughaire,
Co. Dublin,
Applicant Financial Indemnity Co. Int. Ltd.

Decision Order
Number and Date P/2331/85, 28/5/85
Register Reference No. 834/417
Planning Control No. _____
Application Received on 29/3/85
Time ext. up to & incl. 1/7/85

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 construction of 354 No. 2-storey, 3-bedroomed terraced town houses, 48 no. 2-storey 3-bedroom, semi-detached dwellings and 4 no. 2-storey, 3-bedroom detached dwellings and associated site development works at Coolrinish, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specification 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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£222,550.</u> 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.	4. 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.

Donegal, 10th of 11th Dublin County Council

CONDITIONS

REASONS FOR CONDITIONS

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, car parks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£325,000.**

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, car parks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of **cash sum of £203,000.** 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.

Or/

(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.

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

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.

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

Handwritten signature

Consent

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 An 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 deposited with An Bord Pleanála at 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) A person making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to the fee of £200, pay a fee of £200 to the Council. (2) A person who is not a party to an appeal must pay a fee of £200 to the Council when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council shall be subject to the terms of the approval must be complied with in the event of any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

01 4755 (ext 262/264)

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

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1959-1983: 1963-1983:

To: Patrick MacNeill,
22, Cropper Road,
Donaghmore,
Co. Dublin,
Applicant: Financial Indemnity Co. Ltd.

Decision Order Number and Date: P/2331/85 - 28/6/85
Register Reference No.: 85A/417
Planning Control No.:
Application Received on: 29/3/85
Time ext. up to & incl.: 1/7/85

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 construction of 354 sq. 2-storey, 3-bedroom terraced rowa houses, 48 no., 2-storey 3-bedroom, semi-detached dwellings and 4 no. 2-storey, 3-bedroom detached dwellings and associated site development works at Scoldrington, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

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

Signed on behalf of the Dublin County Council

IMPORTANT: Turn overleaf for further information.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|--|--|
| 1. That all watermain tapplings, branch connections, swabbing and disinfection, 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. | 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. |
| 2. 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. | 13. In the interest of the proper planning and development of the area. |
| 3. 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. | 14. In the interest of visual amenity. |
| 4. That the developer shall construct and maintain to the Council's standard for taking in charge, all the roads, including footpaths, verges, public lighting, open space, sewers, watermain's or drains forming part of the development, until taken in charge by the Council. | 15. In the interest of the proper planning and development of the area. |
| 5. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil. | 16. To protect the amenities of the area. |

AK

Continued

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 An 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, Blocks G and T, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

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. 734755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To... Patrick MacNeill,
.....22 Crofton Road,
.....Dun Laoghaire,
.....Co. Dublin.
Applicant Financial Indemnity Co. Ltd.

Decision Order
Number and Date .. P/2331/85 .. 28/5/85
Register Reference No. ... 854-417 ..
Planning Control No.
Application Received on ... 29/3/85 ..
Time Ext. up to: 1/7/85

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:-

construction of 35 no. 2-storey, 3 bedroom terraced town houses, 45 no. two-storey, 3-bedroom, semi-detached dwellings and 4 no. 2-storey, 3 bedroom detached dwellings and associated site development works at Cooldrinagh, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

17. That the full length of the new Colbride Road within the applicant's ownership shall be constructed by the applicant as indicated in letter to the Roads Department dated 25th June, 1985. Furthermore, this road construction shall be completed prior to the occupation of more than 50% of the houses.
18. That prior to the commencement of development the developer shall set out the reservation for the new Colbride Road as per RD451/1C on site. This reservation shall be checked by the Roads Engineer.
19. That no more than 202 houses shall be occupied before the Lucan By-Pass is open to traffic.
20. That bollards or a dwarf wall shall be erected at the ends of culs-de-sac where they adjoin the new Colbride Road. Details of this treatment to be agreed with the Planning Authority.
21. That the developers shall pay an additional financial contribution of £57,000. to Dublin County Council as indicated in letter to Sanitary Services Department dated 24/6/85 towards the cost of the augmentation of the existing pumping station opposite the Spa Hotel and the associated rising main in order to accommodate foul sewer discharge from the site in question.

REASONS FOR CONDITIONS

17. In the interest of the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.
19. In the interest of the proper planning and development of the area.
20. In the interest of the proper planning and development of the area.
21. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

Local Officer

CONDITIONS

REASONS FOR CONDITIONS

21. That a contribution to be paid prior to the commencement of development.

22. That none of the houses shall be occupied until the works outlined & in condition (21) above have been completed.

23. That the developer shall submit details of pipe protection of drop manholes on the internal and outfall foul sewer system to the Sanitary Services Department for agreement prior to the commencement of development.

24. That prior to the commencement of development the developer shall agree with any other interested parties details regarding the receiving stream from the development site.

25. That prior to the commencement of development, the applicants shall submit details of the internal and outfall sections of their surface water system to Sanitary Services Department for agreement. These details shall include:-

- gradient of the sewer from M.H. S3 to S5 shall be $\frac{1}{90}$.
- the acceptable detail of a ramp M.H. at S2.
- The outfall must discharge into a new manhole to be constructed by the applicant on the twin 600mm pipes on the downstream edge of the road. Acceptable details of this manhole shall be submitted.

26. That the applicants shall pay a further financial contribution of £30,000. to Dublin County Council as a contribution towards the augmentation of the water supply system to serve the development. The applicant must enter into an agreement with the Planning Authority to pay this sum prior to the commencement of development.

27. That the developer shall at his own expense, connect the proposed internal watermain system to the existing 100mm main on the Leixlip Road and not to the 100mm main in New Park as indicated on the submitted plans. Details of this connection to be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.

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

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

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

25. In order to comply with the Sanitary Services Acts, 1878-1964.

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

27. In order to comply with the requirements of the Sanitary Services Department.

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 An 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, Blocks 6 and 7, Hill Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1), pay to An Bord Pleanála a fee of £20 (Twenty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Regulations may be granted and the terms of the approval must be complied with in the carrying out of the work. Any other conditions which may be permitted is commended.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

PLANNING DEPARTMENT,
11, 13 & 15,
MILITARY CENTRE,
7, LEBY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Refusal

Local Government (Planning and Development) Acts, 1983-1987

To: **P. MacNeill,**
22 Crofton Road,
Dun Laoghaire,
Co. Dublin
Financial Indemnity Co. Ltd.
Applicant

Decision Order
Number and Date **P/1332/85** **20/6/85**
Register Reference No. **631/417**
Planning Control No.
Application Received on **29/3/85**
Time Ext. up to & incl. **1/7/85**

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/Refusal for:-

Proposed construction of 35 nos. 2-storey, 3 bedroom terraced town houses 48 no. 2-storey, 3 bedroom, semi detached dwellings and one 2-storey, 3 bedroom detached dwellings and associated site development works at Coolmarinagh, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

28. That no houses shall be occupied until the augmentation of the water supply to serve the development referred to in condition 26 above has been carried by Dublin County Council.
29. That houses on sites 121-125 incl. and 165-170 incl., shall be omitted from the development and the area be provided as public open space.
30. That details of the boundary treatment of the public open space with the Colbride Road and of the treatment of the boundary of the public open space to the front of sites 381-390, shall be submitted to and agreed with the Planning Authority prior to the commencement of development. A kerb wall and railing shall be required at these locations.
31. That either a full landscape plan with specification and a full work schedule for the development of the open space to be agreed and lodged with the County Council before any development on works commences on the site. In this respect the location of the kick about area indicated on the submitted plan is not acceptable. Any landscape plan must make provision for the area.

REASONS FOR CONDITIONS

28. In order to comply with the requirements of the Sanitary Services Department.
29. In the interest of the proper planning and development of the area.
30. In the interest of amenity.
31. In the interest of amenity.

(Signed)

The Dublin County Council

Date

CONDITIONS

REASONS FOR CONDITIONS

31. The condition of the high street area and for hard surface paving works with suitable boundary treatment. Additionally the trees indicated on the plan are not acceptable. or...
As an alternative to public open space development applicant to pay a financial contribution prior to commencement of development, of £300. per house towards the cost of the development of the open space.

32. That a scheme of street tree planting be submitted and agreed with the Planning Authority prior to the commencement of development. In this respect the types of trees indicated are not suitable and a revised schedule is required.

33. That prior to the commencement of development a comprehensive scheme for the retention and maintenance of the existing hedgerow between the site and Ken Park be submitted and agreed with the Planning Authority prior to the commencement of development. Adequate measures to be taken to protect this hedgerow during development works.

34. That details of the treatment of the land adjoining sites 1, 10, 35/37, 40, 266, 267, 310, 311, 366, 367, 399 be submitted and agreed with the Planning Authority prior to the commencement of development. Where possible these areas of land should be included within private house sites.

35. Boundary treatment opposite sites 393 to 406 to be agreed with the Planning Authority.

36. The cost of the provision of a temporary connection to the Galway Road including provision of mini-roundabout to be borne by the applicant. Details to be agreed prior to commencement of development.

32. In the interest of amenity.

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

34. In the interest of amenity.

35. To ensure a satisfactory standard of development.

36. To ensure provision of satisfactory access.

AK

NOTE:

If there is no appeal to An Bord Pleanála against his 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 An 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 a written statement of the subject matter and grounds of the appeal. It should be addressed to: An Bord Pleanála, Clarendon House, 2, Upper Mount Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent to An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1), pay to An Bord Pleanála a fee of £10 (Ten Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making a request for an Oral Hearing of an appeal.

Approval of the Council under Subordinate Legislation and the terms of the approval must be complied with in the carrying out of the work before the work can be commenced.

Patrick MacNeill,
22, Crofton Road,
Dun Laoghaire,
Co. Dublin.

85A/417

23rd May, 1985.

RE: Proposed construction of 354 no. 2-storey, 3-bedroomed terraced town houses, 48 no. 2-storey, 3-bedroomed semi-detached dwellings and 4 no. 2-storey, 3-bedroomed detached dwellings and associated site development works at Cooldrinagh, Lucan, for Financial Indemnity, Co. Irl. Ltd.

Dear Sir,

With reference to your planning application received here on 29th March, 1985, (letter for extension period received 22nd May, 1985), 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 July, 1985.

Yours faithfully,



For Principal Officer.