

P/1/68.

P.C. 51-Reg. 4180

11 Jan 1968

J.S. Deane Esq.,
Architect,
1, Clare St.,
Dublin, 2.

S

Re/Housing development at Lucan Lodge, Lucan
for Joyce Estates Ltd.

A Chara,

With reference to your letter of the 4th December 1967 regarding planning permission in connection with above, I am to inform you that before the application can be considered under the Local Government (Planning & Development) Act, 1963 the following information must be submitted as the plans submitted are inadequately detailed with regard to the following:-

- (i) A further layout plan should be submitted by the applicants indicating type and location of existing trees on the site and the applicants' proposals for the retention of the maximum number of these trees.

Yours, as above,

A.S. Rinal.

APPLICANT Joyce Estates 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/416/68 dated 29th March 1968 make a decision pursuant to Section 26(1) of the Act to grant a permission for:

Housing development at Lucan Lodge, Lucan (22 No. dwellinghouses).

Floor area - (total):- 31,208 sq.ft

subject to the following conditions:-

Conditions:	Reasons for Conditions
<p>(1) That the development be carried out and completed in strict conformity with the plans and specification lodged with the application.</p> <p>(2) That the houses be set back not less than 30-ft from the road boundaries.</p> <p>(3) That the external finishes, including the roofs, harmonise in colour and texture with the adjoining development.</p> <p>(4) That no development under any Permission granted pursuant to this decision be commenced until an Insurance Company Bond in the sum of £1,000, or, alternatively a cash lodgment to be arranged by agreement with Dublin County Council, conditioned for the provision and completion of services of roads, sewers, watermains and ancillary works for the Permitted</p>	<p>(1) To ensure that the development shall be in accordance with the permission and effective controls maintained.</p> <p>(2) In the interests of visual amenity.</p> <p>(3) In the interests of visual amenity.</p> <p>(4) To ensure that a ready sanction may be available to the County Council to induce provision of services and prevent disamenity in the development.</p>

If there is no appeal to the Minister for Local Government against this decision, permission 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 permission as soon as may be after the withdrawal.

P.T.O.

Signed on behalf of the Dublin County Council: _____

for County Secretary

Date: 29th March 1968

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, (Planning Appeals Section), 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 permission as if it had been made to him in the first instance.

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.

(6) That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

(6) In order to comply with Sanitary Services Acts, 1878 - 1964.

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