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P.C.10345-Reg.3868

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John Mulholland Esq.,
95 Barton Drive,
Rathfarnham,
Co. Dublin

Re/ Housing development at Rathcoole

A Chara,

With reference to your letter of the 30th June last 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:-

- (I) A site layout plan, indicating the existing trees on this site, including the location, type and condition of these trees. Your proposals for the retention of the maximum number of trees should also be indicated.

Mise, le meas,

a.s. Bunai.

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/1165/67 dated 27th October 1967 make a decision pursuant to Section 26(1) of the Act to grant a permission for:

Housing Development (88 No. dwellings) at Rathcoole

Floor Area - 1,100 sq.ft (single houses) Total floor area:- 96,800 sq.ft.

subject to the following conditions:-

- (1) That the development be carried out and completed in strict conformity with the plans and specification lodged with the application.
- (2) That the roads, sewers, watermains and other services shown on the plans or required for the development be constructed in accordance with the County Council requirements for such services.
- (3) That no development under any Permission granted pursuant to this decision be commenced until an Insurance Company Bond in the sum of £2,500, or alternatively, a cash lodgement to be arranged by agreement with Dublin County Council, conditioned for the provision and completion of services of roads, sewers, watermains, kerbing and landscaping and ancillary works for the Permitted development development has been lodged with the Council and acknowledged in writing by it.
- (4) That all walls not less than 6ft in height, suitably rendered and capped, be erected at the flanks of Site Nos. 12, 25, 26, 64, 84, 91, 97, 109, 92 and at the rear boundaries of the open spaces for the purpose of screening rear gardens from public view.
- (5) That the houses be set back not less than 30ft from the road boundaries.
- (6) That the areas shown as open space be reserved as such and that they be levelled, soiled and seeded in accordance with the requirements of the County Council.

P.T.O.

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.

Signed on behalf of the Dublin County Council:

for County Secretary

Date: 27th October 1967

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 BEFORE THE DEVELOPMENT IS COMMENCED AND THE TERMS OF APPROVAL MUST BE COMPLIED WITH IN THE CARRYING OUT OF THE WORK.

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