P/1695/67

BTI June

P.C.81-Reg.3779

J.G. Manahan,
Architect,
37, Hillside Drive,
Castlepark,
Dublin.14.

10 Lunasa, 1967.

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Re/ Proposed 22 No. dwellinghouses at Kew Park Lucan
for Michael Griffin.

A Ghara,

With reference to your letter of the 13th 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:-

(1) A contoured site plan, indicating the levels of the proposed open space, related to the housing site and the Celbridge Road.

(2) The proposed Road Improvement Scheme for Celbridge Road, as it affects the site, should be indicated on the revised plans to be submitted. (The applicant is advised to consult with the County Council Roads Section with regard to this matter.)

Note: The applicant is advised that the 6' pedestrian passageway shown on the plans submitted is unsatisfactory and should be not less than 11-ft. in width.

Mise, le meas,

a.s. Runai.

Application received 23rd August 1967

APPLICANT Michael Griffin

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/1172/67 dated 27th October 1967 make a decision pursuant to Section 26(1) of the Act to grant a permission for:

22 No. Dwellinghouses at Kew Park Estate, Lucan

Floor area - 1,160 sq.ft (Single House)
Total Floor area - 25,520 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.
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's requirements for such services.
(3) That the houses be set back not less than 30-ft from the road boundary.
(4) That the necessary land be reserved for the Lucan/Celbridge Road Improvement Scheme; the applicants should consult with the County Council's Road Design Section in this connection.
(5) That the area shown as public open space be reserved as such and that it be levelled, soiled, seeded and suitably landscaped to the satisfaction of the County Council.
(6) That no development under any Permission granted pursuant to this decision be commenced until an Insurance Company Bond in the sum of £1,200 conditioned for the provision and completion of services of roads, sewers, watermains and ancillary works for the Permitted development has been lodged with the Council and acknowledged in writing by it.
(7) That the external finish harmonise in colour and texture with each other and that the adjoining development. (This requirement refers to visual amenity).
(8) That Building Bye-laws Approval shall be obtained and any conditions of such approval shall be observed in the development.

(see over)

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: 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.

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/1172/67 dated 27th October 1967 make a decision pursuant to Section 26(1) of the Act to grant a permission for:

22 No. Dwellinghouses at New Park Estate, Lucan

Floor area - 1,160 sq.ft (Single House)
Total Floor area - 25,520 sq.ft.

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subject to the following conditions:-

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