

COMHAIRLE CHONTAE ÁTHA CLIATH

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| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE ZA/28 |
| 1. LOCATION | Grange Park, Rathfarnham, Co. Dublin. | |
| 2. PROPOSAL | 8 No. bungalows | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | P | 13th Jan., 1984 |
| | (a) Requested | Date Further Particulars (b) Received |
| | 1. | 1. |
| | 2. | 2. |
| 4. SUBMITTED BY | Name Brady Assocs., Address 20, Homefarm Road, Dublin 9. | |
| 5. APPLICANT | Name Glendale Trust Ltd., Address "Annacoe", Hainault Road, Foxrock, Co. Dublin. | |
| 6. DECISION | O.C.M. No. P/547/84 | Notified 1st March, 1984 |
| | Date 1st March, 1984 | Effect To grant permission |
| 7. GRANT | O.C.M. No. P/1030/84 | Notified 11th April, 1984 |
| | Date 11th April, 1984 | 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. | | |

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|-------------------|-----------------------------|------------|
| Prepared by | Copy issued by | Registrar. |
| Checked by | Date | |
| | Co. Accts. Receipt No | |

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1963-1982~~ **1963-1983**

To **Brady Associates,**
20, Homefarm Road,
Dublin 9.

Decision Order
 Number and Date **P/547/84, 1/3/84**

Register Reference No. **ZA.28**

Planning Control No.

Application Received on **13/1/84**

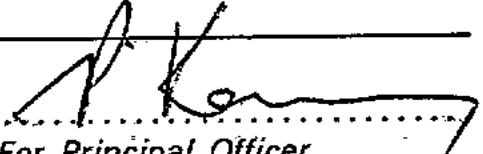
Applicant **Glendale Trust Ltd.**

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

Proposed 8 no. bungalows at Grange Park, Rathfarnham.

| CONDITIONS | REASONS FOR CONDITIONS |
|---|---|
| 1. That 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 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. ^{each} 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 £9,900. 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 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. |

Signed on behalf of the Dublin County Council


 For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **11 APR 1984**

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.

CONDITIONS

REASONS FOR CONDITIONS

5. 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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£8,000.**

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

Or/

(b) Lodgment with the Council of **cash sum of £5,000.** 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.

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

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DUBLIN COUNTY COUNCIL

P/103.0/84

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982
1963-1983

To **Brady Associates,**
20, Homefarm Road,
Dublin 9.

Decision Order Number and Date **P/567/84, 1/3/84**
Register Reference No. **ZA.28**
Planning Control No. **13/1/84**
Application Received on

Applicant **Glendale Trust Ltd.**

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

Proposed 8 no. bungalows at Grange Park, Rathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS

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

(Contd. . . .)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

11 APR 1984

IMPORTANT: Turn overleaf for further information

Date

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.

CONDITIONS

REASONS FOR CONDITIONS

- 11. That all watermain tapplings, branch connections, swabbing and chlorination, 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. 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. 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. 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, watermains or drains forming part of the development, until taken in charge by the Council.
- 15. That a financial contribution in the sum of £1,000. per house (£8,000.) be paid by the proposer to the Dublin County Council towards the cost of provision and development of open space in the area and which will facilitate this development. This contribution to be paid prior to the commencement of development on the site.
- 16. That a financial contribution in the sum of £700. per house (£5,600.) be paid by the proposer to the Dublin County Council towards the cost of road works in the area and which facilitate this development; this contribution to be paid prior to the commencement of development on the site.

- 11. 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.
- 12. In the interest of the proper planning and development of the area.
- 13. In the interest of visual amenity.
- 14. In the interest of the proper planning and development of the area.
- 15. In the interest of the proper planning and development of the area and in lieu of public open space provision on site.
- 16. In the interest of the proper planning and development of the area.

