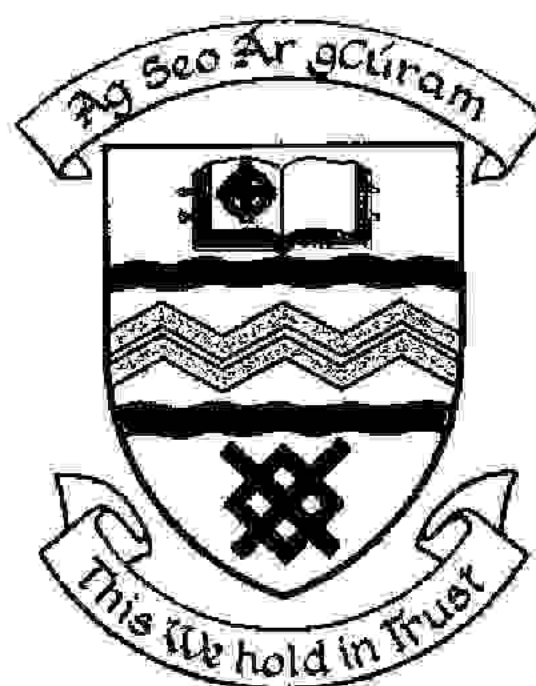


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0433	
1. Location	"The Eden", Grange Road, Rathfarnham, Dublin 14.		
2. Development	Change of approved house type only (Reg. Ref. S95A/0563) on sites 67, 68, 73 and 90 to give 4 no. 5 bed. detached houses (type E) in lieu of no. 4 bed. detached houses (type A), on lands at the rere.		
3. Date of Application	07/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co. Architects, Address: 2 Waldemar Terrace, Dundrum,		
5. Applicant	Name: Deane Brothers Dev. Ltd., Address: 7 Fields Terrace, The Angle, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1945 Date 03/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2268 Date 18/11/96	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Frank Elmes & Co. Architects,
2 Waldemar Terrace,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 2268	Date of Final Grant 18/11/96
Decision Order Number 1945	Date of Decision 03/10/96
Register Reference S96A/0433	Date 7th August 1996

Applicant Deane Brothers Dev. Ltd.,

Development Change of approved house type only (Reg. Ref. S95A/0563) on sites 67, 68, 73 and 90 to give 4 no. 5 bed. detached houses (type E) in lieu of no. 4 bed. detached houses (type A), on lands at the rere.

Location "The Eden", Grange Road, Rathfarnham, Dublin 14.

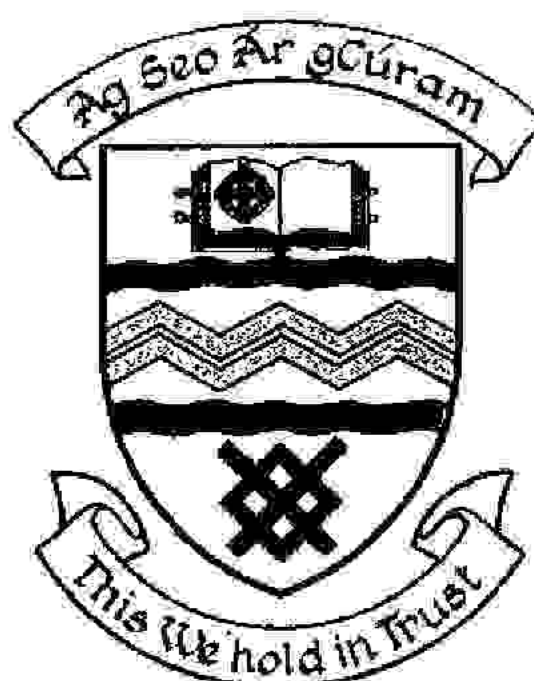
Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
 Lár an Bhaile, Tamhlacht,
 Baile Átha Cliath 24.

Telefon: 01-462 0000
 Facs: 01-462 0104



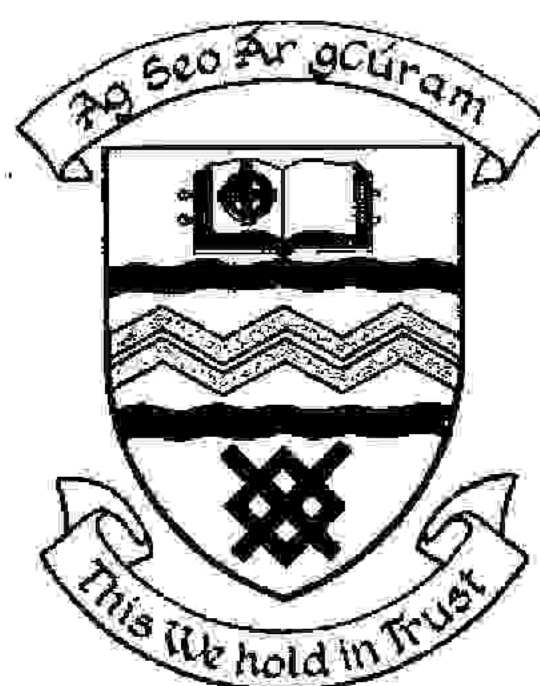
**PLANNING
 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

Telephone: 01-462 0000
 Fax: 01-462 0104

Conditions and Reasons

- 1 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.
REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The windows in the attics on the second floor to be omitted and replaced by roof lights in houses no. 73, 90, 68 north face, and 67 south face.
REASON:
 In the interest of residential amenity in the area and in the interest of proper planning and development in the area.
- 3 In the interest of clarity the proposed development shall be generally carried out in accordance with the layout submitted as part of the additional information received, 16.02.96 as part of file Reg. Ref. 95A/0563.
REASON:
 In the interest of the proper planning and development of the area.
- 4 That each proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 5 That the planting located to the west (Rathfarnham side) shall be cut back or removed as necessary to provide adequate visibility at the proposed entrance, and in accordance with unsolicited information received 23.04.1996 as part of file Reg. Ref. 95A/0563.
REASON:
 In the interest of public safety.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
 Lár an Bhaile, Tamhlacht,
 Baile Átha Cliath 24.

Telefon: 01-462 0000
 Facs: 01-462 0104

**PLANNING
 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

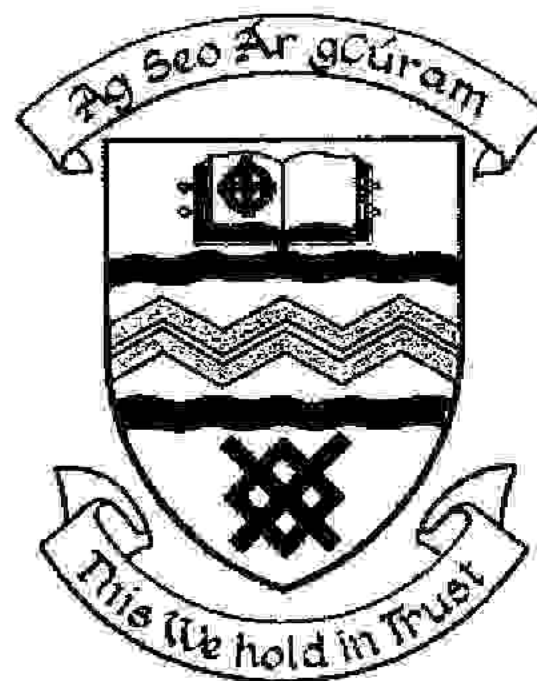
Telephone: 01-462 0000
 Fax: 01-462 0104

- 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.
 REASON:
 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.
 REASON:
 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 South Dublin County Council.
 REASON:
 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.
 REASON:
 In the interest of the proper planning and development of the area.
- 10 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.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 Prior to commencement of works on site the developer shall submit to and agree with the Planning Authority details relating to the following:
 - (a) Detailed landscape plan with full works specification (including timescale for implementation) maintenance programme and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, boundary treatment, drainage and tree and shrub planting as necessary.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

(b) A specification and plan for street tree planting is to be agreed with the Parks and Landscape Services Department.

(c) That the trees, hedgerows and other vegetation to be retained on site are to be protected by suitable fencing to enclose at least the area covered by the spread of the branches. Details of this fencing are to be agreed with the Planning Authority prior to the commencement of development.

(d) A scheme of tree felling and surgery works based on the applicants tree survey.

REASON:

To ensure a satisfactory standard of development.

12 That any connections to services through public open space at Hermitage are to be sought by wayleave application to the Parks and Landscape Services Department.

REASON:

In the interest of proper planning and development.

13 That the open space should be fenced off during construction works and should not be used for the purpose of storage of plant, materials or spoil without the prior approval of the Planning Authority.

REASON:

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

14 That a Bond or Cash Lodgement of £10,000 (ten thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

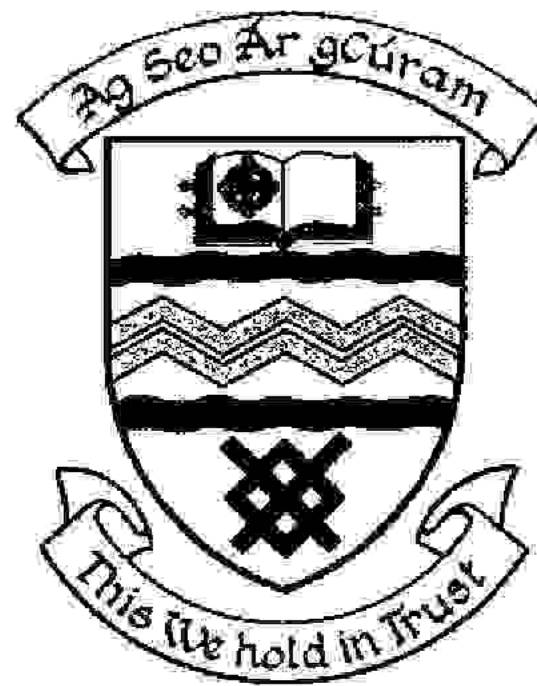
REASON:

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

15 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

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £175,000 (one hundred and seventy five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £110,000 (one hundred and ten thousand pounds) 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 specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

This security is in respect of the overall development.

REASON:

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

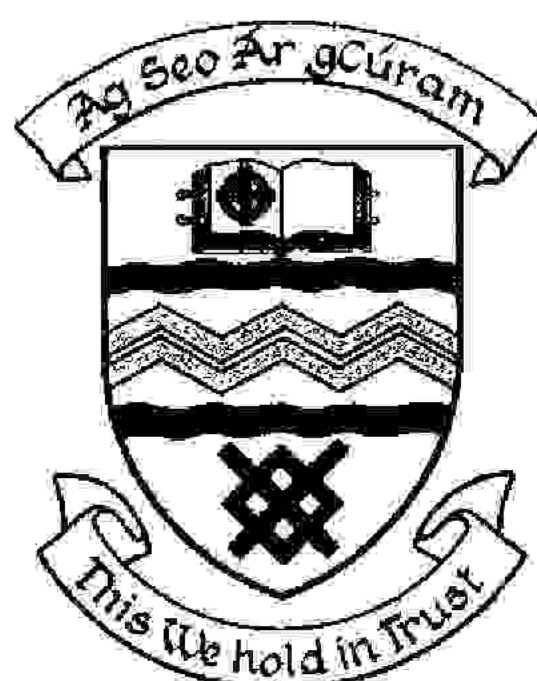
- 16 That the arrangements made with regard to the payment of the financial contribution in the sum of £76,200 (seventy six thousand two hundred pounds) as required by Condition No. 14 of planning permission granted under Register Reference S95A/0563 be strictly adhered to in respect of this proposal.

REASON:

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.

- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house as required by Condition No. 15 of planning permission granted under Register Reference S95A/

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
 Lár an Bhaile, Tamhlacht,
 Baile Átha Cliath 24.

Telefon: 01-462 0000
 Facs: 01-462 0104

**PLANNING
 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

Telephone: 01-462 0000
 Fax: 01-462 0104

0563 be strictly adhered to in respect of this proposal.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 18 That the arrangements made with regard to the payment of the financial contribution in the sum of £150 (one hundred and fifty pounds) per house as required by Condition No. 16 of planning permission granted under Register Reference S95A/0563 be strictly adhered to in respect of this proposal.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

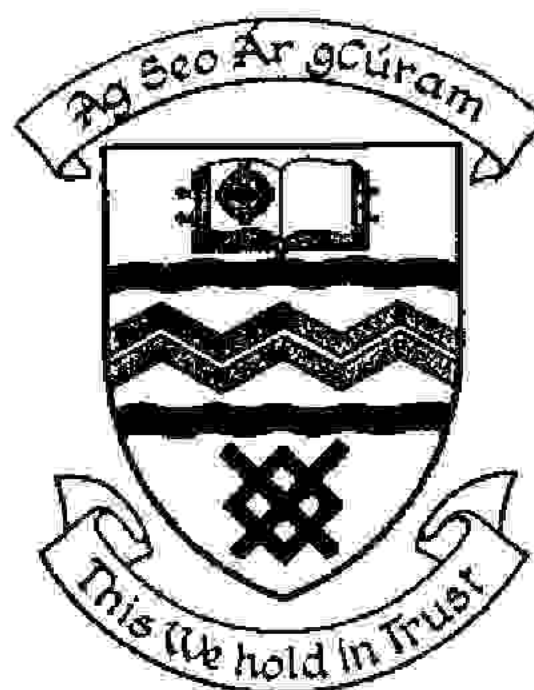
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

November 1996
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1945	Date of Decision 03/10/96
Register Reference S96A/0433	Date 7th August 1996

Applicant Deane Brothers Dev. Ltd.,

Development Change of approved house type only (Reg. Ref. S95A/0563) on sites 67, 68, 73 and 90 to give 4 no. 5 bed. detached houses (type E) in lieu of no. 4 bed. detached houses (type A), on lands at the rere.

Location "The Eden", Grange Road, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South 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** in respect of the above proposal.

Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

03/10/96

Frank Elmes & Co. Architects,
2 Waldemar Terrace,
Dundrum,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104
REG REF. S96A/0433

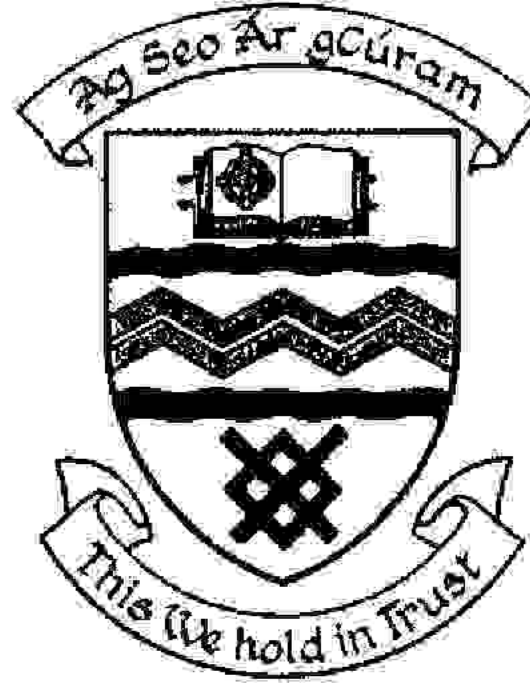
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Conditions and Reasons

- 1 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.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The windows in the attics on the second floor to be omitted and replaced by roof lights in houses no. 73, 90, 68 north face, and 67 south face.
REASON:
In the interest of residential amenity in the area and in the interest of proper planning and development in the area.
- 3 In the interest of clarity the proposed development shall be generally carried out in accordance with the layout submitted as part of the additional information received, 16.02.96 as part of file Reg. Ref. 95A/0563.
REASON:
In the interest of the proper planning and development of the area.
- 4 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 That the planting located to the west (Rathfarnham side) shall be cut back or removed as necessary to provide

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REG. REF. S96A/0433

adequate visibility at the proposed entrance, and in accordance with unsolicited information received 23.04.1996 as part of file Reg. Ref. 95A/0563.

REASON:

In the interest of public safety.

- 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.

REASON:

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.

REASON:

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 South Dublin County Council.

REASON:

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.

REASON:

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

- 10 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.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S96A/0433

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

- 11 Prior to commencement of works on site the developer shall submit to and agree with the Planning Authority details relating to the following:
- (a) Detailed landscape plan with full works specification (including timescale for implementation) maintenance programme and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, boundary treatment, drainage and tree and shrub planting as necessary.
 - (b) A specification and plan for street tree planting is to be agreed with the Parks and Landscape Services Department.
 - (c) That the trees, hedgerows and other vegetation to be retained on site are to be protected by suitable fencing to enclose at least the area covered by the spread of the branches. Details of this fencing are to be agreed with the Planning Authority prior to the commencement of development.
 - (d) A scheme of tree felling and surgery works based on the applicants tree survey.

REASON:

To ensure a satisfactory standard of development.

- 12 That any connections to services through public open space at Hermitage are to be sought by wayleave application to the Parks and Landscape Services Department.

REASON:

In the interest of proper planning and development.

- 13 That the open space should be fenced off during construction works and should not be used for the purpose of storage of plant, materials or spoil without the prior approval of the

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG. REF. S96A/0433

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Planning Authority.

REASON:

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

- 14 That a Bond or Cash Lodgement of £10,000 (ten thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.
- REASON:
In the interest of the proper planning and development of the area.
- 15 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £175,000 (one hundred and seventy five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a Cash Sum of £110,000 (one hundred and ten thousand pounds) 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 specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

This security is in respect of the overall development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

REG REF. S96A/0433

PLANNING
DEPARTMENT

P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000

Fax: 01-462 0104

REASON:

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

- 16 That the arrangements made with regard to the payment of the financial contribution in the sum of £76,200 (seventy six thousand two hundred pounds) as required by Condition No. 14 of planning permission granted under Register Reference S95A/0563 be strictly adhered to in respect of this proposal.

REASON:

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.

- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house as required by Condition No. 15 of planning permission granted under Register Reference S95A/0563 be strictly adhered to in respect of this proposal.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 18 That the arrangements made with regard to the payment of the financial contribution in the sum of £150 (one hundred and fifty pounds) per house as required by Condition No. 16 of planning permission granted under Register Reference S95A/0563 be strictly adhered to in respect of this proposal.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REG. REF. S96A/0433

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.