

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 5401	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA.132
1. LOCATION	"Eden", Grange Road, Rathfarnham, Dublin, 14.		
2. PROPOSAL	48 dwellinghouses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 31st Jan., 1978	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name J. E. Collins, Esq., Architect, Address 26, Burlington Road, Dublin, 4.		
5. APPLICANT	Name Kiernan Enterprises Limited, Address "Eden", Grange Road, Rathfarnham, Dublin, 14.		
6. DECISION	O.C.M. No. P/873/78 Date 23/3/78		Notified 23rd March, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/1552/78A Date 12/5/78		Notified 12th May, 1978 Effect Permission Granted
8. APPEAL	Notified Type		Decision 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.			
16.			

Prepared by

Checked by

Grid Ref.

O.S. Sheet

Copy issued by Registrar.

Date

Co. Accts. Receipt No.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date **9/873/78 23rd March, 1978**

John E. Collins.

Register Reference No. **A. A. 132.**

28, Burlington Road,

Planning Control No. **1401**

Dublin, 4.

Application Received on **31/1/78**

Applicant: **Riannon Enterprises.**

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

Proposed 45-48, dwellinghouses at Eden, George Road, Rathfarnham.

Conditions

Reasons for Conditions

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as is in the conditions hereunder otherwise required.
2. That development is not to commence until approval under the Building Bye-laws has been obtained and any conditions of such approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £13,000, 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 of development on the site.
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, sewerage, water, electricity or drains has been given by:-
(a) Deposit with the Council of an approved Insurance Company Bond in the sum of £100,000, which shall be kept in force by the developer until such time as the roads, open space,

1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1872 - 1964.
3. To prevent unauthorized development.
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.
5. To ensure that a ready connection may be available to the Council to induce the provision of services and prevent inconvenience in the development.

Continued:

Signed on behalf of the Dublin County Council:

Senior Administrative Officer

12 MAY 1978

Date:

Form 4

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.

5. (a) gut-parks, sewers, watermain and drains are taken-in-charge by the Council.
- (b) Ledgerment with the Council of an agreed sum 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 for such services to standard specification.
- (c) Ledgerment with the Planning Authority of a letter of guarantee issued by anybody 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 ledgerment in any case has been acknowledged in writing by the Council.

Notes: When development has been completed the Council may purchase the land to secure completion of the works required to bring the estate upto the standard for taking in charge.

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.
7. That all public services to the proposed development, including electrical telephone cables and equipment be located underground throughout the entire site.
8. The public lighting as provided on each street is accepted 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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That any necessary land required for road improvement purposes be reserved as such and kept free from building development. The main access arrangements to the site from Grange Road are to be fully discussed and agreed with the Roads Department.
6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety.
9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1944.
10. In the interest of the proper planning and development of the area.

P. J. J. J.
For Senior Administrative Officer

DUBLIN COUNTY COUNCIL

R1552/78A

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval XXXX Local Government (Planning and Development) Act, 1963

To: John E. Collins,
26, Burlington Road,
Dublin, 4.
Applicant: Kiernan Enterprises.

Decision Order Number and Date P/875/78 23/3/78
Register Reference No. R.A.132.
Planning Control No. 5401.
Application Received on 31/1/78

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

Proposed 48-No. dwellinghouses at Eden, Grange Road, Rathferham.

Conditions	Reasons for Conditions
11. That the area shown as open space be levelled, soiled, and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	11. In the interest of the proper planning and development of the area.
12. That all watermain tapping, branch connections, scrubbing 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. To comply with public health requirements and to ensure adequate standards of workmanship. As the provider of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.
13. 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. In the interest of the proper planning and development of the area.
14. That sites Nos. 41-46, be excluded from this permission in view of their undesirable location in relation to the proposed open space.	14. In the interest of the proper planning and development of the area.
15. That rear garden depths of not less than 60' are to be provided to the rear gardens of sites Nos. 1-8, where they adjoin the existing licensed premises site.	15. In the interest of the proper planning and development of the area.
16. That existing mature trees and landscape features at the site boundaries are to be retained, except in the case of over mature or diseased trees which may have to be removed. All tree removal arrangements must have the consent of the County Council.	16. In the interest of amenity.
17. That the estate road access serving sites Nos. 1-10, be closed off as a cul-de-sac adjoining site No.1, in view of the	17. In the interest of the proper planning and development of the area.

Signature of the Dublin County Council:

P. Tuck
for Senior Administrative Officer

Continued

Form 4

Date:

12 MAY 1978

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.

17. undesirable proposed cross roads junction.
In the event that the proposed access facility at the flank of site No. 40, to the adjoining land at the west boundary of the site is not required the cul-de-sac arrangements adjoining site No. 1, may then be removed so that through circulation can be achieved.
18. A comprehensive landscape scheme for the estate is to be fully discussed and agreed with the Parks Superintendent.
19. That site Nos. 34 - 40, are to be provisionally excluded at this stage pending clarification of any alternative access arrangements that may become necessary with regard to the adjoining lands now in course of development at the west boundary of the site.
20. That rear boundary walls not less than 2-metres in height in block or similar durable materials to be provided at the rear boundaries of site Nos. 23 - 40 and at the flank boundary to site No. 22, including the cul-de-sac and fronting to site Nos. 20-22. That rear boundary walls to site Nos. 1 - 22, incl., not less than 2½-metres in height in blockwork or similar durable materials suitably rendered on the external faces and copped to be provided to site Nos. 1 - 22, incl. That flank screen walls not less than 2-metres in height in block or similar durable materials, suitably copped 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.
21. That a comprehensive landscaping scheme including mature trees be provided at the rear boundary walls to site Nos. 1 - 11, where this boundary adjoins the existing licensed premises site.
18. In the interest of amenity.
19. In the interest of the proper planning and development of the area.
20. In the interest of the proper planning and development of the area.
21. In the interest of amenity.

Continued:

P. Luck

For Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Tel. 74295. (Ext. 131)

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Act, 1963

Decision Order
Number and Date

P/873/78, 23/5/78

R.A. 132.

Register Reference No.

6481.

Planning Control No.

51/1/78

Application Received on

To:

John E. Collins.

26, Burlington Road,

Dublin, 4.

Applicant: **Kiernan Enterprises.**

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

Proposed 45-No. dwellinghouses at Eden, Grange Road, Rathfarnham.

Conditions

22. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. No house will be permitted within 8-met. of the existing 14" watermain on the site. The applicant must submit evidence that the owner of the land through which the sewer connections will be constructed will preserve as the land for 6-metres on either side of the pipes as a roadway, pedestrian way or public open space. Proposed 9" surface water should be up-sized to 18" at applicants expense. The applicant must consult with the Area Engineer, Sandyford, (Tel. No: 951067) with regard to the agreed alternative water supply arrangements.

Reasons for Conditions

22. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed:  behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date: **12 MAY 1978**

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.