

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16168/16926	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M. 2257
1. LOCATION	Aranleigh Estate, Grange Road, Rathfarnham		
2. PROPOSAL	Revised Elevations to 216 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 25th August, '77	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name C. Architect, Abbey Homesteads Ltd., Address 40 Upper Mount Street, Dublin 2		
5. APPLICANT	Name Abbey Homesteads Limited, Address 40 Upper Mount Street, Dublin 2.		
6. DECISION	O.C.M. No. P/3854/77 Date 21/10/77	Notified 24th October, 1977 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/4586/77 Date 29/12/77	Notified 29th December, 1977 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

Copy issued by Registrar.

Checked by

Date

Grid Ref.

O.S. Sheet

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:

Abbey Homesteads Limited,

40, Upper Mount Street,

Dublin 2.

Applicant:

Abbey Homesteads Limited.

Decision Order

Number and Date

P/2056/77: 21/10/77

H. 2257

Register Reference No.

Planning Control No.

16165/16926

25/8/83

Application Received on

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

and elevations to 216-houses at Ardnaleigh Estate, Orange Road, Rathfarham.

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.	1. To ensure that the development be in accordance with the permission and effective control maintained.
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.	2. In order to comply with the Sanitary Services Acts, 1871-1977.
3. That each dwellinghouse be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £19,600 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, which facilitate this development; this contribution to be paid before the commencement of development 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.
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, car parks, sewers, watermains or drains has been given by:- Lodgement with the Council of an approved Insurance Company Bond in the sum of £47,000 which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermains and drains are taken-in-charge by the Council. Or/ Lodgement 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	5. To ensure that a ready source of funds may be available to the Council to induce the provision of services and prevent disamenity to the development.

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date:

28 DEC 1977

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.

of such services to standard specification. Or/ Lodgment 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 lodgment in any case has been acknowledged in writing by the Council.

When development has been completed the Council may pursue the land to secure completion of the works required to bring the estate up to the standard for taking in charge.

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, *the proposed development*

That all public services including electrical, telephone cables and equipment be located underground throughout the entire site.

That details of the proposed public lighting arrangements be submitted to and approved by the County Council as to provide street lighting to the standards required by the County Council.

That no dwelling house be occupied until all the services have been connected thereto and are operational.

That the screen walls in block or similar durable materials not less than 5' high suitably capped and rendered be provided at the necessary locations as to screen rear gardens from public view.

At specific locations and extent of walling must fully discussed and agreed with the County Council before construction, Timber Fencing is not acceptable

That the area above an open space be levelled, mowed and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

That the water supply and drainage arrangements be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity, 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, 1944.

10. In the interest of visual amenity.

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

12. In order to comply with the Sanitary Services Acts, 1944.

Contd/Over...

E. J. Hall
For Senior Administrative Officer.

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:

Abbey Homesteads Limited,

49, Upper Mount Street,

Dublin 2.

Applicant: **Abbey Homesteads Limited.**

Decision Order
Number and Date

P/3254/77: 21/10/77

N. 2257

Register Reference No.

15165/15926

Planning Control No.

25/5/77

Application Received on

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

Revised elevations to 216-houses at Aranleigh Estate, Grange Road, Rathfarnham.

Conditions

1. That all watermain tappings 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.
2. 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.
3. That the requirements of the Chief Fire Officer, be ascertained prior to commencement of development and complied with in full before the structures proposed in the development are put into use.
4. That existing mature trees and landscape features be maintained as far as practicable and any tree removal proposals must be with the approval of the County Council.
5. That site No. 1, Aranleigh Court and Site No. 2, Aranleigh Mount be excluded from this permission for the reason that a decision to refuse permission for these sites was made by the Council, by Order No. P/3270/77, dated 14th September 1977, - 15.15.77, and is now the subject of appeal to an Bord Pleanála.

Reasons for Conditions

12. 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 recover the cost.
14. In the interest of the proper planning and development of the area.
15. In the interest of public safety and avoidance of fire hazard.
16. In the interest of amenity.
17. In the interest of the proper planning and development of the area.

On behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Form 4

Date: 29 DEC 1977

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.