

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9583	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE H. 2709
1. LOCATION	Harolds Grange, Rathfarnham		
2. PROPOSAL	61- Houses and Road Reservation		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 18th Dec. 1975	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name O'Malley and Bergin, Address 33 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name O'Malley and Bergin, Address 33 Fitzwilliam Place, Dublin 2.		
6. DECISION	O.C.M. No. P/3029/76 Date 13/9/76		Notified 13th September, 1976 Effect To Grant Permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type 1st Party		Decision 24th February, 1978 Effect Permission Granted by An Bord Pleanála
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.....	

PL 6/5/36623

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: E. 2709

APPEAL by O'Malley and Bergin, of 33, Fitzwilliam Place, Dublin, against the decision made on the 13th day of September, 1976, by the Council of the County of Dublin in relation to an application for an approval for development consisting of the erection of 61 houses on a site at Grange Road, Rathfarnham, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant approval for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are complied with, it is considered that the proposed development would accord with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. Save as may otherwise be required by conditions attached to this approval, the layout of the proposed development shall be as shown on the plan submitted to the planning authority on the 14th day of July, 1976.	1. That layout is considered to be the most acceptable of those submitted having regard to the location of the open space relative to the development which it will serve and also having regard to the visual amenity of Grange Road, in proximity to Saint Enda's State Park.
2. (a) The development and the development of the land to the north of the proposed distributor road shall be served by a road with a carriageway width of 30 feet connecting Grange Road with the main access to the development, and extended eastwards to connect with	2. It is considered reasonable from an engineering and economic view point that the developer should be responsible for construction of a road and associated footpaths to the ultimate standard envisaged by the planning authority and that the authority should be responsible for the cost of works.

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SECOND SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>the approved access to the land to the north. A footpath shall be provided to the north of the road between Grange Road and the said approved access to the land to the north and to the south of the road between Grange Road and the main access to the development. The said road and footpaths and associated grass margins shall be constructed and laid out by the developer in accordance with the requirements of the planning authority. Since a road with a carriageway width of 24 feet, with footpaths as aforesaid, constructed within the land reservation for the proposed distributor road would be adequate to meet the immediate needs of the development of the land to north and south, a contribution towards the cost of constructing a road to a higher standard shall be paid to the developer by the planning authority, the amount of the said contribution to be determined in accordance with the provisions of subsection (7) of section 26 of the Local Government (Planning and Development) Act, 1963.</p> <p>(b) The temporary means of access from Grange Road to serve the development of the land to the north of the proposed distributor road provided for in the permission which the planning authority decided to grant on the 11th day of December, 1975 (Planning Register Reference Number: H. 520) shall not be constructed.</p> <p>3. Subject to compliance with condition 2 (a) above, the other land comprised in the site that may be required by the planning authority for the continuation of the proposed distributor road shall be reserved free from development. The precise boundaries of the land to be so reserved shall be agreed on site with the planning authority.</p>	<p>involved which are in excess of the immediate needs of the development. The construction of such a road would make the use of a temporary means of access to the land to the north unnecessary, and undesirable from a traffic safety viewpoint.</p> <p>3. To provide for possible future road works.</p>

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## SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>4. All wired or piped services required for the development such as electrical, communal television and telephone cables shall be located underground throughout the entire site.</p> <p>5. Public lighting for the development shall be provided in accordance with the planning authority's standard requirements for this service.</p> <p>6. Screen walls not less than 6 feet high and suitably capped and rendered, shall be erected at the following locations to screen rear gardens from public view:-</p> <p>(a) at the northern side of site numbers 1 and 42;</p> <p>(b) at the northern side of site number 43, at the southern side of site number 48, and at the eastern side of site numbers 43 to 48 (inclusive);</p> <p>(c) at the northern side of site number 61;</p> <p>(d) at the southern side of site number 49, and</p> <p>(e) adjoining pedestrian ways.</p> <p>7. The areas shown as open space on the lodged plan shall be reserved for public use and shall be levelled, soiled, seeded and landscaped and shall be made available for use by residents on completion of the houses.</p> <p>8. At the eastern side of the 70 - foot wide reservation for the Grange Road improvement scheme, a 20 -</p>	<p>4. In the interests of the visual amenities of the area.</p> <p>5. To ensure a satisfactory system of public lighting in the interests of amenity and public safety.</p> <p>6. In the interests of visual and residential amenity.</p> <p>7. In the interests of residential amenity.</p> <p>8. In the interests of traffic safety and to provide for necessary road improvements.</p>

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