

SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>feet wide service road and a 6-feet wide footpath shall be constructed by the developer in accordance with the standard requirements of the planning authority along the frontage of site numbers 1 to 23 (inclusive) with two main access points to Grange Road. Subject to the foregoing, the part of the site expected to be required by the Planning Authority for the improvement of Grange Road shall be reserved free from development. The precise location of the service road, associated footpath and of the two entrances from Grange Road, as well as the boundaries of the land expected to be required by the planning authority for the improvement of Grange Road shall be as agreed with the authority or, in default of agreement, shall be as determined by An Bord Pleanála.</p>	
<p>9. A 10-feet wide pedestrian way shall be provided along the eastern boundary of the site, southwards from the end of the cul-de-sac to the north-east of site number 24 and connecting to Grange Road. Provision shall also be made for a pedestrian link from the said cul-de-sac to the adjoining development to the east.</p>	<p>9. In the interests of pedestrian convenience and safety.</p>
<p>10. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method.</p>	<p>10. 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.</p>

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# SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
of payment shall be agreed between the developer and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.	
11. Before the development is commenced the developer shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, water-mains, drains, public open space, public lighting and other services required in connection with the development coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, failing such agreement, shall be as directed by An Bord Pleanála.	11. To ensure the satisfactory completion of the development.



*M. J. McFADDY*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 24<sup>th</sup> day of February 1978.

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

To: \_\_\_\_\_ Decision Order Number and Date P/3029/76; 13/9/76

M/s O'Malley and Bergin, Register Reference No. H. 2709

Consulting Engineers, Planning Control No. 9583

33 Fitzwilliam Place, Dublin 2. Application Received on 18/12/75, 9/4/76 & 14/7/76.

Applicant: O'Malley and Bergin

In pursuance of its functions under the above-mentioned Act the 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/Approval for

Proposed 61-houses and road reservation at Grange Rathfarnham

SUBJECT TO THE FOLLOWING CONDITIONS:

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 be 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, 1878-1964.
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 £11,625, (eleven thousand six hundred and twenty five pounds) be paid by the proposers 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 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 spaces, car parks, sewers, water mains or drains has been given by:- (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £15,000. which shall be kept in force by the developer	5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dis-amenity in the development.
	Contd.....

on behalf of the Dublin County Council:

*Senior Administrative Officer*

Form 3

Date: 13th September, 1976.

IMPORTANT: Turn overleaf for further information



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

To: M/s O'Malley and Bergin,  
Consulting Engineers,  
33 Fitzwilliam Place, Dublin 2.

Decision Order Number and Date P/3029/76; 13/9/76  
 Register Reference No. H. 2709  
 Planning Control No. 9583  
 Application Received on 18/12/75, 9/4/76 & 14/7/76

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**SUBJECT TO THE FOLLOWING CONDITIONS:**

Conditions	Reasons for Conditions
<p>5. (a) until such time as the roads, open space, car-parks, sewers, watermains and drains are taken-in-charge by the Council.</p> <p>(b) 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 of such services to standard specification.</p> <p>(c) Lodgement 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 lodgement in any case has been acknowledged in writing by the Council.</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.	6. 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.	7. In the interest of amenity.
8. That details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.	8. In the interest of amenity and public safety.
	Contd.....

on behalf of the Dublin County Council:

*Senior Administrative Officer*

**Form 3**

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

To:

Decision Order  
Number and Date P/3029/76; 13/9/76M/s O'Malley and Bergin,Register Reference No. H. 2709Consulting Engineers,Planning Control No. 958333 Fitzwilliam Place, Dublin 2.Application Received on 18/12/75, 9/4/76 and  
14/7/76Applicant: O'Malley and Bergin

In pursuance of its functions under the above-mentioned Act the 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/Approval for

Proposed 61-houses and road reservation at Grange Rathfarnham

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions

Reasons for Conditions

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

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.

10. That the screen walls in block or similar durable materials not less than 6' 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. The design and constructional details and finishes of boundary walls adjoining the main distributor roads must be the subject of discussion and agreement with the County Council before construction. The boundary treatment at the north and east boundaries of the main public open space must provide for both walling and railing.

10. In the interest of visual amenity.

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 the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. The applicants must consult with the Sanitary Services Department before any constructional work is put in hands.

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

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To: \_\_\_\_\_ Decision Order Number and Date P/3029/76; 13/9/76

M/s O'Malley and Bergin, Register Reference No. H. 2709

Consulting Engineers, Planning Control No. 9583

33 Fitzwilliam Place, Dublin 2. Application Received on 18/12/75, 9/4/76 and 14/7/76

Applicant: O'Malley and Bergin

In pursuance of its functions under the above-mentioned Act the 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/~~Approval~~ for

Proposed 61-houses and road reservation at Grange, Rathfarnham.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

Conditions	Reasons for Conditions
13. That the necessary lands required for the Barton Road extension and Grange Road Improvement schemes be reserved as such and kept free from building development.	13. In the interest of the proper planning and development of the area.
14. That the 30-ft. carriageway required for the Barton Road Extension between the junction with the Grange Road and the approved access for the 23-houses at the north side of the Barton Road Extension be constructed by the developer to the constructional standards of the County Council as agreed with developer for the purpose of providing permanent access facilities to the 61-houses now proposed and the previously approved 23-houses at the north-boundary of the site.	14. In the interest of the proper planning and development of the area.
15. That the roads, paths, and all necessary services required by the development including the frontage to Grange Road be constructed by the developer to the standard and requirements of the County Council.	15. In the interest of the proper planning and development of the area.
16. That details of the proposed boundary treatment including any necessary walls including landscaping treatment to the Barton Road Extension boundary at the north side of the housing and open space areas be discussed and agreed with the County Council before any constructional work takes place along this boundary.	16. In the interest of amenity.
	Contd.....

on behalf of the Dublin County Council:

*Senior Administrative Officer*

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Proposed 61-houses and road reservation at Grange, Rathfarnham

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
<p>17. That the dwellinghouses proposed on site nos. 9 and 24 - 28 including the proposed estate road and turning circle be not constructed pending clarification of the connecting link to the adjoining lands at the ease side so as to ensure the correct alignment and integration with the development proposed on this adjoining land.</p> <p>18. That a 20-ft. wide service road with 6-ft. path be constructed by the developer on the frontage to site nos. 1 - 23, with two main access points to the new proposed 24-ft. wide Grange Road carriageway. Provision for a separation verge between the 20-ft. service road and 24-ft. main carriageway is to be made after consultation and agreement with the Roads Department, the separation verge is likely to be between 9-ft. and 14-ft. in width. The applicant is advised that the Grange Road Improvement is a minimum of 70-ft. from the St. Enda's Park existing boundary. Revised details of the service road and access, including the provision for the overall 70-ft. improvements line from St. Enda's Park are to be submitted to and approved by the County Council after consultation with the Roads Department.</p>	<p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of providing adequate and safe access to the proposed houses fronting to Grange Road.</p>

on behalf of the Dublin County Council:

*Senior Administrative Officer*

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