

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 11294/3310	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.1953								
1. LOCATION	Harolds Grange, off Grange Road, Rathfarnham.										
2. PROPOSAL	278 no. houses S										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 29th Aug., 1975	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1.28/10/75.....</td> <td>1. 11/11/75</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1.28/10/75.....	1. 11/11/75	2.	2.
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(a) Requested	(b) Received										
1.28/10/75.....	1. 11/11/75										
2.	2.										
4. SUBMITTED BY	Name Company Architect - Abbey Homesteads Limited, Address 40, Upper Mount Street, Dublin, 2.										
5. APPLICANT	Name Same Address										
6. DECISION	O.C.M. No. P/3912/75 Date 17/12/75		Notified 18/12/75 Effect To Grant Permission								
7. GRANT	O.C.M. No. P/320/76 Date 3/2/76		Notified 3rd February, 1976 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		Copy issued byRegistrar. Date Co. Accts. Receipt No.									
Grid Ref.	O.S. Sheet										

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

Decision Order
Number and Date: P/3912/75 17/12/75

Register Reference No. H. 1553.

Planning Control No. 11294/3313

Application Received on: 25/8/75

Addit. Infl rec'd 11/11/75

Company Architect,
Abbey Homesteads Ltd.,
40, Upper Mount Street,
DUBLIN 2.

Applicant: Homesteads Ltd.

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

Proposed residential development (275-No. houses) at Elm Park, Ballinteer
Herolds Grange, (Stage 4).

Conditions	Reasons for Conditions
(1) Subject to the conditions of this permission, the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application. (2) Before development commences approval under the Building Bye-laws to be obtained and all conditions of that approval to be observed in the development. (3) That each house be used as a single dwelling unit. (4) That a financial contribution in the sum of £50,545 (sixty thousand, five hundred and forty-five pounds) 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 car-parks, sewers, watermain or drains has been given by:-	(1) To ensure that the development shall be in accordance with the permission and that effective control be maintained. (2) In order to comply with the Sanitary Services Acts, 1878-1964. (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 XXXXXXXXXX developer should contribute towards the cost of providing the services. (5) To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date:

of the Council under Building Bye - Laws must be obtained before the development is commenced and the terms must be complied with in the carrying out of the work.

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £37,500 (thirty seven thousand, five hundred pounds) which shall be kept in force by the developer until such time as the roads, open spaces, car-parks, sewers, watermains and drains are taken-in-charge by the Council.

(b) Lodgement with the Council of an agreement 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; or/...

(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 either case has been acknowledged in writing by the Council.

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

(5) To protect the amenities of the area.

(7) In the interest of amenity and public safety.

(8) In the interest of the proper planning and development and in order to comply with the Sanitary Services Act, 1878-1964.

Continued/...

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 : Decision Order
Number and Date 7/12/75 17/12/75

Register Reference No. H. 1953
Planning Control No. 1294/3310
Application Received on 29/8/75
Addit. Inf. rec'd 11/11/75
 Company Architect,
 Abbey Monastereads Ltd.,
 40, Upper Mount Street,
 Dublin 2.
 Applicant Abbey Monastereads Ltd.

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

XXXXXX

**Proposed residential development (275-houses) at Elm Park, Ballintear/
Harold Grange, (Stage 4).**

Conditions

- (8) That screen walls in concrete blockwork or similar durable materials, not less than 6-ft. in height, suitably copped and rendered, be provided at all necessary locations, - flank, corners and abutting open spaces or playlots, 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.
- (10) That the water supply and drainage arrangements, including the disposal of surface water and treatment of stream courses be in accordance with the requirements of the County Council. The developers must agree the specific works required for the piping, culverting or diversions of the existing stream courses traversing these lands with the Sanitary Services Engineer before any housing construction commences.
- (11) That the areas shown as open space, play-lots, be reserved as public open space and 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. The main public open space areas are to be fenced off and protected during the course of Housing Development and House-

Reasons for Conditions

- (8) In the interest of the proper planning and development of the area.
- (10) In order to comply with the Sanitary Services Acts, 1878-1964.
- (11) In the interest of the proper planning and development of the area.

Cont/.....

On behalf of the Dublin County Council : for

huc
Senior Administrative Officer

Form 4

Date :

3rd February 1976

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.

ing constructional work on the lands.

(12) Site offices, materials stores and ancillary plant or materials are not to be located on the areas proposed for open space purposes.

(13) That the existing mature trees and landscaping features are to be retained as far as is practicable and any additional landscaping arrangements and the programme for such works must be agreed with the Planning Authority. The constructional details and specific locations for pedestrian paths through the open space areas must be agreed with the Planning Authority.

(14) Pedestrian access facilities to the adjoining Marley Grange/Highfield Manor development at the south west side are to be provided. The specific locations and arrangements for these access facilities are to be agreed with the County Council.

(15) The applicants must provide for the necessary clearances of all structures from the existing 24" diameter Dublin Corporation watermain, which traverses the site from east to west. The necessary clearances from the pipeline for any walls and buildings must be agreed with Dublin Corporation Waterworks Department.

(16) Details of the boundary walls adjoining the distributor road at the north side i.e. adjoining site Nos. 43, 100, 101, 139, 143, 189, 190 and 237 are to be submitted to and approved by the County Council. A special panel type wall in concrete, blockwork or similar durable materials is required. The position height and design details are to be agreed with the County Council before construction.

(12) In the interest of the proper planning and development of the area.

(13) In the interest of amenity.

(14) In the interest of the proper planning and development of the area.

(15) In the interest of the proper planning and development of the area.

(16) In the interest of the proper planning and development of the area.

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

Decision Order

Number and Date

9/3912/75, 17/12/75

Register Reference No.

14, 1953

Planning Control No.

11296/3313

Application Received on

22/2/75

Addit. Inf. rec'd 11/11/75

Company Architect,
Abbey Homesteads,
45, Upper Mount Street,
Dublin 2.

Applicant:
Abbey Homesteads Ltd.

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

Proposed residential development (275-houses) at Elm Park, Gallinstee/
Harolds Grange, (L2400 4).

Conditions	Reasons for Conditions
(17) That the local distributor road at the north side shown in the plans submitted and necessary to provide access between these lands and the Elm Park Sections 1, 2 and 3 must be constructed in accordance with the Roads Engineer's requirements regarding design specifications, widths and constructional standards, between the proposed main access, adjoining site Nos. 139 and 140, and the existing distributor link road serving Elm Park Sections 1, 2 and 3. The proposed new distributor road boundaries and main access arrangements must be set out and agreed with the Roads Engineer and the Road constructional works must be completed to the Council's satisfaction. (18) This permission is not to take effect until all the land to which the application relates are in the control of the applicants.	(17) In the interest of the proper planning and development of the area. (18) So as to ensure that all the proposed works shown in the plans submitted are constructed to the satisfaction of the County Council.

on behalf of the Dublin County Council : **E.O.F.**

Michael
Senior Administrative Officer

Form 4

Date :

3rd February 1976

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.

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. P/3912/75 11/12/75

Register Reference No. N. 1553

Planning Control No. 11294/3310

Application Received on 29/8/75
Addit. inf. rec'd 11/11/75

Company Architect,
Abbey Homesteads,
40, Upper Mount Street,
Dublin 2.

Applicant:
Abbey Homesteads Ltd.

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

~~Proposed~~ residential development (275-houses) at Elm Park, Ballinteer/
Herolds Grange. (Stage 4).

Conditions	Reasons for Conditions
(17) That the local distributor route at the north side shown in the plans submitted and necessary to provide access between these lands and the Elm Park Sections 1, 2 and 3 must be constructed in accordance with the Roads Engineer's requirements regarding design specifications, widths and constructional standards, between the proposed main access, adjoining site Nos. 139 and 140, and the existing distributor link road serving Elm Park Sections 1, 2 and 3. The proposed new distributor road boundaries and main access arrangements must be set out and agreed with the Roads Engineer and the Road constructional works must be completed to the Council's satisfaction.	(17) In the interest of the proper planning and development of the area.
(18) This permission is not to take effect until all the land to which the application relates are in the control of the applicants.	(18) So as to ensure that all the proposed works shown in the plans submitted are constructed to the satisfaction of the County Council.

on behalf of the Dublin County Council: for

M. K.
Senior Administrative Officer

Form 4

Date : 3rd February 1976

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.