

COMHAIRLE CHONTAE ÁTHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976
PLANNING REGISTER

S

REGISTER REFERENCE
H.1573

P. C. Reference
10897

1. LOCATION

Scholarstown Road, Rathfarnham

2. PROPOSAL

Housing Development

3. TYPE & DATE OF APPLICATION

TYPE

Date Received

(a) Requested

Date Further Particulars

(b) Received

P.

17/7/75

1.

2.

1.

2.

4. SUBMITTED BY

Name

John E. Collins Esq.

Address

26 Burlington Road, Dublin 4.

5. APPLICANT

Name

Grange Developments

Address

6. DECISION

O.C.M. No.

P/3228/75

Date

17/10/75

Notified

17/10/75

Effect

To Grant Permission

7. GRANT

O.C.M. No.

P/3685/75

Date

24/11/75

Notified

24/11/75

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.

Prepared by

Checked by

Copy issued by

Date

Registrar.

Co. Accts. Receipt No

COMHAIRLE CHONTAE ÁTHA CLIATH

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|-------------------------------|---|-------------------------------|-------------------------------------|
| P. C. Reference 10897 | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE H.1573 |
| 1. LOCATION | Scholarstown Road, Rathfarnham | | |
| 2. PROPOSAL | Housing Development | | |
| 3. TYPE & DATE OF APPLICATION | TYPE P. | Date Received 17/7/75 | Date Further Particulars |
| | | | (a) Requested 1. 2. |
| 4. SUBMITTED BY | Name | John E. Collins Esq. | |
| | Address | 26 Burlington Road, Dublin 4. | |
| 5. APPLICANT | Name | Grange Developments | |
| | Address | | |
| 6. DECISION | O.C.M. No. | P/3228/75 | Notified 17/10/75 |
| | Date | 17/10/75 | Effect To Grant Permission |
| 7. GRANT | O.C.M. No. | P/3685/75 | Notified 24/11/75 |
| | Date | 24/11/75 | Effect Permission Granted |
| 8. APPEAL | Notified | | |
| | Type | Decision | |
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| 14. | | | |
| 15. | | | |

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

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

To : Decision Order
Number and Date... **P/3228/75, 17/10/75**

John E. Collins Esq., Register Reference No. **H.1573.**

26, Burlington Road, Planning Control No. **10897**

Dublin 4. Application Received on **17/7/75.**

Applicant **Grange Developments** Add. Inf. recd: **10th September, 1975.**

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

proposed housing development at Scholarstown Road

| Conditions | Reasons for Conditions |
|--|--|
| <p>(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. Detail house plans must be submitted to and approved by the County Council.</p> <p>(2) That a financial contribution in the sum of £15,738. (fifteen thousand, seven hundred and thirty-eight 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 the commencement of development on the site.</p> <p>(3) 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, carparks, sewers, watermains and drains has been given by:</p> <p>(a) lodgment with the Council of an approved Insurance Company Bond in the sum of £10,000. which shall be kept in force by the developer until such time as the roads, open spaces, carparks, sewers, watermains and drains are taken-in charge by the Council.</p> | <p>(1) To ensure that the development be in accordance with the permission and effective control be maintained.</p> <p>(2) The provision of such services in the area by the Council facilitates the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.</p> <p>(3) To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p>(contd. over)</p> |

on behalf of the Dublin County Council

for

M. Keat
Senior Administrative Officer

Form 4

Date : 24th November, 1975

(3) (b) contd.

lodgment 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; or

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

(4) That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council.

(5) That the necessary land required for road improvement purposes be reserved as such and made available to the County Council. The proposed improvement line boundaries must be set out and agreed with the Roads Engineer before any constructional work is put in hands on the housing site. The details of the proposed boundary treatment, including wall heights, materials and types of construction including landscaping of the new road boundaries must be fully agreed with the County Council. The details of the proposed main access to Scholarstown Road, including adequate traffic vision lines must also be agreed with the Roads Engineer.

(6) That the dwellinghouses on site Nos. 1-4 and 78-94. be omitted provisionally pending clarification of ~~the Scholarstown~~

(contd. Over)

(4) In order to comply with the Sanitary Services Acts, 1878-1964.

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

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

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

To : **John E. Collins Esq.,**
26, Burlington Road,
Dublin 4.
 Applicant **Grange Developments.**

Decision Order Number and Date **P/3228/75, 17/10/75.**
 Register Reference No. **H.1573**
 Planning Control No. **10897**
 Application Received on **17/7/75.**
 Add. inf. recd:- **10/9/75.**

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.
proposed housing development at Scholarstown Road,

| Conditions | Reasons for Conditions |
|--|--|
| <p>(6) contd. of the Scholarstown Road Improvement Scheme and revised arrangements for access from the proposed dwellinghouses. The access arrangements to site Nos. 92, 93 and 94 are not acceptable in view of their proximity to the proposed new junction. (7) That site Nos. 95, 96 and 90 be omitted so as to provide a more acceptable open space configuration in relation to the proposed new road pattern. (8) That the specific location of the proposed estate road access between site Nos. 22 and 23 to the adjoining lands at the west side be the subject of agreement between the developer, the County Council and the adjoining land owners on the west boundary. (9) That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council, and to be available for use by residents on completion of their dwellings. (10) 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 work. (11) Development shall not be commenced until the method of electrical installation including the necessary sub-stations</p> <p style="text-align: right;">contd. Over/</p> | <p>(7) In the interest of the proper planning and development of the area. (8) In the interest of the proper planning and development of the area. (9) In the interest of the proper planning and development of the area. (10) To protect the amenities of the area. (11) In the interest of the proper planning and development of the area.</p> |

on behalf of the Dublin County Council :

for

M. Keating
Senior Administrative Officer

Form 4

Date : 24th November, 1975

(11) contd. and overground facilities have been agreed with the Electricity Supply Board, and evidence of this agreement submitted to the Planning Authority. It should be noted that planning permission will be required for sub-stations if not included in the original submission.

(12) That all public services to the proposed development, including electrical, communal television and telephone cables be located underground throughout the entire site.

(13) That each dwelling be used as a single dwelling unit.

(14) 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.

(15) That screen walls not less than 6-ft. in height, suitably capped and rendered, be located at all corner and flank locations for the purpose of screening rear gardens from public view. The locations and detail of all screen walls are to be agreed with the County Council before construction.

(16) That Building Bye-laws approval shall be obtained, and any conditions of such approval shall be observed in the development.

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

(12) In the interest of amenity.

(13) To prevent unauthorised development.

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

(15) In the interest of visual amenity.

(16) In order to comply with the Sanitary Services Acts, 1878-1964.

for

H. Healy
Senior Administrative Officer.