

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 11294/3310	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.10
1. LOCATION	Grange House, Grange Road, Harold'sgrange.		
2. PROPOSAL	Residential development.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 3/1/75	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name E. K. Brennan, Architect, Address 1, Willow Bank, Dun Laoghaire, Co. Dublin.		
5. APPLICANT	Name Gallagher Abbey Limited, Address 40, Upper Mount Street, Dublin, 2.		
6. DECISION	O.C.M. No. P/571/75 Date 28/2/75	Notified 28/2/75 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/964/75 Date 11/4/75	Notified 11/4/75 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.			
16.			
Prepared by		Copy issued byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

42951 (Ext. 131)

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

To : **E. K. Brennan,**
Architect,
1, Willes Bank, Dun Laoghaire, Dublin.
The Gallspher Abbey Ltd.

Decision Order Number and Date..... **P/571/75 28th/2/75**
H. 10.
Register Reference No.....
Planning Control No..... **11294/3316.**
3/1/75.
Application Received on.....

Applicant :

A ~~PERMISSION~~ **PERMISSION/APPROVAL** has been granted for the development described below subject to the undermentioned ~~conditions~~.
Proposed residential development (82-No. dwellinghouses) at Grange House,
Grange Road, Harold's Cross.

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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Approval under the Building Bye-laws to be obtained and all conditions of that approval to be observed in the development.	2. To achieve a satisfactory standard of development.
3. That each house be used as a single dwelling unit.	3. To prevent unauthorized development.
4. That a financial contribution in the sum of £15,570 (fifteen thousand, five hundred and seventy pds) 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.	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, watermain or drains has been given by: (a) Lodgement with the Council of an approved Insurance Co. Bond in the sum of £12,000. or (b) Lodgement with the Council of an agreed sum to be applied by the Council at its absolute discretion if such	5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

on behalf of the Dublin County Council :

M. Keating
for Senior Administrative Officer
11th April, 1975
Date :

Form 4

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.

5. (b) services are not duly provided to its satisfaction, on the provision and completion of such services to standard specification; and such lodgement in either case has been acknowledged in ~~either~~ writing by the Council.

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 all public services to the proposed development, including electrical, communal television and telephone cables and equipment be located underground throughout the entire site.
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.
9. That no dwelling house be occupied until all the services have been connected thereto and are operational.
10. That screen walls 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 positions of all screen walls are to be agreed with the Planning Authority before any works are put in hand.

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

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

10. In the interest of visual amenity.

H. Keating
for Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

tel. 42951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To : **E. K. Brennan.**
Architect,
1, Billoe Bank, Dun Laoghaire, Dublin.
The Colliagher Abbey Ltd.
Applicant :

Decision Order **P/571/75 28/2/75**
Number and Date **N. 10.**
Register Reference No. **11294/3310**
Planning Control No. **3/1/75.**
Application Received on

A ~~PERMISSION~~ **PERMISSION/APPROVAL** has been granted for the development described below subject to the undermentioned ~~conditions~~.
Proposed residential development (82-no. dwellinghouses) at Grange House,
Grange Road, Haroldgrange.

Conditions	Reasons for Conditions
11. That the necessary land for Grange Road Improvement scheme be reserved as such and made available to the County Council. The Grange Road Improvement line must be set out and agreed on site with the Roads Engineer before any Housing Development works commence. The applicants must ensure that no dwellinghouse is erected within 50-ft. of this improvement line boundary. A boundary screen wall along improvement line frontage not less than 7'-6" in height rendered and capped to the satisfaction of the County Council must be erected after consultation and agreement with the County Council. This boundary wall must provide for adequate visibility clearance at the main access to the estate. The gardens of all dwellinghouses adjoining the Grange Road Improvement scheme are to be extended to the proposed new boundary wall fronting to Grange Road.	11. In the interest of the proper planning and development of the area.
12. The dwellinghouses proposed on site Nos. 13 - 20 incl., are to be omitted from the development and this area be reserved as public open space for the purpose of ensuring continuity with the main open space areas associated with the Elm Park development. This open space area must be fenced off and prepared for use by residents on completion of their dwellinghouses including the necessary levelling, rolling seeding and planting to the requirements of the County Council. The constructional	12. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council :

M. Keating
~~County Secretary~~
for Senior Administrative Officer
27th Apr 11, 1975
Date :

Form 4

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.

12. plant, materials and storage are not permitted on this public open space.
13. Site Nos. 73 and 74 are to be omitted and reserved for play-lot purposes adjoining amenity open space shown on the plans submitted.
14. Site Nos. 75 - 82 inclusive and the estate road fronting these sites are to be omitted and this area reserved as provisional public open space pending clarification and re-assessment of the total public open space availability of the overall residential development in the developers ownership and control already constructed, in course of development and awaiting appeal, decisions on all those adjoining lands.
15. That the areas shown on the plans submitted and reserved as public open space and provisional open space including play lots be levelled, rolled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. This public open space area is to be fenced off and properly protected to ensure its availability on completion of dwellinghouses. Constructional plant, materials or other storage are not permitted on this open space.
16. That the water supply and drainage arrangements including the disposal of surface water and all necessary culverting works are to be fully discussed and agreed with the Council before any development works commence. The last section of the culvert at the north end of the site is to be re-examined in relation to the public open space so as to ensure that the existing mature trees and landscape features will not unnecessarily be interfered with.
13. In the interest of amenity and in order to ensure that adequate and suitable play space areas is made available for residents on completion of their dwellinghouses.
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 order to comply with the Sanitary Services Acts, 1878 - 1964.

M. Keating
for Senior Administrative Officer. *M.*

DUBLIN COUNTY COUNCIL

42951 (Ext. 131)

PLANNING DEPARTMENT.
46-49 DAME STREET,
DUBLIN 2

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

To :
E. K. Brennan,
Architect, 1, Willow Bank,
NNNN Dun Laoghaire, Co. Dublin.
The Collingree Abbey Ltd.

Decision Order
Number and Date..... P/571/75 25/2/75
H. 10
Register Reference No..... 11204/3310
Planning Control No..... 3/1/75
Application Received on.....

Applicant :

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned ~~conditions~~.
Proposed residential development (62-No. dwellinghouses) at Grange House,
Grange Road, Harold'sgrange.

Conditions	Reasons for Conditions
17. Revised plans are to be submitted to and approved by the County Council for the detached houses on site Nos. 1 - 12 incl., so as to ensure that overhanging roofs and revised house drainage arrangements can be properly adjusted to the satisfaction of the County Council.	17. In the interest of the proper planning and development of the area.
18. That existing mature trees and landscape features are to be maintained and a detailed tree survey including type, height, girth, specific locations and condition are to be submitted to the County Council before any development work commences.	18. In the interest of amenity.
19. A pedestrian connection to a width to be agreed with the County Council is to be provided to the Highfield Manor Estate Road cul-de-sac, at the west boundary and south of the Grange House boundary, is to be provided. The width and specific location on this pedestrian way is to be agreed with the County Council before any development work commences.	19. In the interest of the proper planning and development of the area.
20. The developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.	20. In the interest of the proper planning and development of the area.
21. That development shall not be commenced until the method of electrical installation including the necessary substations 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	21. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council :

M. Keating
XXXXXXXXXXXXXXXXXXXX
County Secretary
for Senior Administrative Officer
April, 1975

Form 4

Date :

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.

21. will be required for sub-stations if not included in the original submission. E.H.B. distribution pillars are to be located behind back of path line in all cases.
22. That a 1/500 scale revised detailed layout and setting out plan be submitted to and approved by the County Council before any construction work takes place for the purpose of ensuring adequate control of the development and housing works on site.

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

M. Keating
For Senior Administrative Officer. A