

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 2040.
1. LOCATION	Grange Road, Rathfarnham. S		
2. PROPOSAL	86 4-bedroomed semi-detached houses.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 5th November '82	Date Further Particulars
			(a) Requested 1. 21st Dec., 1982 2. (b) Received 1. 11th Feb., 1983 2.
4. SUBMITTED BY	Name M & N O'Grady. Address 32 Rushbrook Court, Templeogue.		
5. APPLICANT	Name AS ABOVE. Address		
6. DECISION	O.C.M. No.	PA/638/83	Notified 8th April, 1983
	Date	8th April, 1983	Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	9th May, 1983	Decision Permission granted by An Bord Pleanála
	Type	3rd party	Effect 19th Oct., 1984
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		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983

County Dublin

Planning Register Reference Number: X.A. 2040

APPEAL by Theo McNab of "Spinoza", Convent Lane, Rathfarnham, Dublin, against the decision made on the 8th day of April, 1983, by the Council of the County of Dublin, to grant subject to conditions a permission to M and N. O' Grady Builders of 32, Rushbrook Court, Templeogue, County Dublin, for housing development 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 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said housing 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 permission 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 not considered that the proposed development would be prejudicial to future road works or traffic safety, or otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The houses on sites numbered 1, 3, 5 and 7 shall be omitted from the development and the area so released shall be reserved for use as public open space.	1. In the interests of the amenities of property in the vicinity.
2. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanala.	2. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

Contd/...

SECOND SCHEDULE (Contd).

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. The developers 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, watermains, 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 agreed between the planning authority and the developers or, failing such agreement, shall be as determined by An Bord Pleanála.</p>	<p>3. To ensure the satisfactory completion of the development.</p>
<p>4. All public services for the proposed development, including electrical, communal television and telephone cables and equipment shall be located underground throughout the site.</p>	<p>4. In the interests of visual amenity.</p>
<p>5. Water supply and drainage arrangements, including disposal of surface water, shall comply with the requirements of Dublin County Council for such works and services.</p>	<p>5. In the interests of public health and to avoid a health hazard.</p>
<p>6. Screen walls, in block or other durable material, not less than 2 metres in height, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling shall be as required by the planning authority. A 2 metre</p>	<p>6. In the interests of privacy and visual amenity.</p>

Contd/...

SECOND SCHEDULE (Contd).

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>high wall, suitably capped and rendered, shall be constructed at the boundary of the main public open space area in a position to be agreed with the planning authority. A boundary wall, 1 metre in height, shall be provided along the side of the open space area adjoining Grange Road.</p>	
<p>7. The reservation for the widening of Grange Road, as shown on the lodged plans, shall be set out on site in consultation with the planning authority.</p>	<p>7 and 8. In the interests of traffic safety.</p>
<p>8. The access roadway width to Grange Road school shall be as agreed with the Planning authority.</p>	
<p>9. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the cost of road works in the area which will facilitate the proposed development. The amount to be paid and arrangements for payment shall be agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanala.</p>	<p>9. The improvement of the road network in the area will facilitate the development. It is considered reasonable that the developers should contribute towards the cost of the works involved.</p>
<p>10. The areas shown and conditioned as public open space shall be levelled, soiled, seeded and landscaped to the satisfaction of the planning authority and shall be made available for use by residents on completion of their dwellings. In the event of the planning authority agreeing to develop the open space areas, the developers shall be responsible for the cost of the works involved.</p>	<p>10. In the interests of residential amenity.</p>

Contd/...

SECOND SCHEDULE (Contd).

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>11.- A boundary wall of a height and built with materials to be agreed with the planning authority shall be provided:</p> <p>(a) along the south and east property boundary of "Mountain View" (east of the gable wall), and</p> <p>(b) at the south property boundary of "Spinoza", and</p> <p>(c) At the west boundary of the Loreto lands where all these boundaries abut the open space areas.</p>	<p>11. In the interests of residential amenity.</p>

John Hayes

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

Dated this 19th day of October 1984.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Act 1963 & 1976

~~XXXXXXXX~~ 1963-1982

To:
..... **J.B. Deane,**
..... **14 Oakley Court,**
..... **Oakley Road,**
..... **Ranelagh, Dublin 4.**
Applicant **M. & M. O'Grady Builders.**

Decision Order
Number and Date
..... **PA/430/83** **8/4/83**
Register Reference No.
..... **KA 2040**
Planning Control No.
Application Received on **11/2/83**

In pursuance of its functions under the above-mentioned Acts, 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:-
~~XXXXXX~~

..... **86 4-bedroom semi-detached houses at Grange Road, Rathfarnham**

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2 That before development commences approval under the Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2 In order to comply with the Sanitary Services Acts, 1878 - 1964.
3 That the proposed house be used as a single dwelling unit.	3 To prevent unauthorised development.
4 That a financial contribution in the sum of £55,000 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.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **8th April, 1983.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS

REASONS FOR CONDITIONS

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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£35,000. (fifty-five thousand pounds)** which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of **Cash of £32,000.** 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 any body 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.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

5 To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

[Handwritten signature]

(Contd. ...)

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanala, **Block 6 4 7, Irish L. Co. Centre, Lower Abbey Street, Dublin 1.**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and **XXXXXXXXXX**

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

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: J. B. Keane,
24 Galley Court,
Ranelagh,
Dublin 6,
Applicant M. & M. O'Grady, Builders

Decision Order
Number and Date PA/438/83 8/4/83
Register Reference No. XA 2040
Planning Control No. _____
Application Received on 11/2/83

In pursuance of its functions under the above-mentioned Acts, 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:-

26 4-bedroom semi-detached houses at Grange Road, Rathfarnham

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
4. 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 public lighting be provided as each street is occupied in accordance with a scheme to be 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
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.
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.	In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council: _____

for Principal Officer

Date: 8th April, 1983.

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>11. That all watermain tapplings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.</p> <p>12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.</p> <p>13. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable. A 2m. high wall rendered and capped to be constructed at the boundary of the main open space as shown outlined in red on the layout plans submitted. The boundary of ancillary open space adjoining Grange Road will to be 1 metre in height.</p> <p>14. That the reservation for the widening of the Grange Road as shown on Roads Map KPS 2112 be set out on site by the developer and checked by an engineer from the Roads Department before development commences.</p> <p>15. That the developer shall construct a footpath and verge along the entire site frontage in accordance with the requirements of the Roads Department. The footpath shall tie in with the existing development to the south of the site.</p> <p>16. The access road way width to the Grange Road school be widened to 18ft. from the 16ft. proposed on plans submitted.</p> <p>17. That a financial contribution in the sum of £600. per house, i.e. £31,600. be paid by the proposer to the Dublin County Council towards the cost of provision of roads 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>11. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of visual amenity.</p> <p>14. In order to comply with the requirements of the Roads Department.</p> <p>15. In order to comply with the requirements of the Roads Department.</p> <p>16. In order to comply with the requirements of the Roads Department.</p> <p>17. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that developer should contribute towards the cost of providing the services.</p>

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanala, ~~Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 2.~~

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and ~~XXXXXXXXXXXX~~

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission ~~Approval~~

Local Government (Planning and Development) Acts, 1963-1982

To **J.S. Deane,**
24 Oakley Court,
Ranelagh,
Dublin 6.

Applicant **M. & M. O'Grady.**

Decision Order
Number and Date **PA/632/83 8/4/83**
Register Reference No. **XA 3040**
Planning Control No.
Application Received on **11/1/83**

In pursuance of its functions under the above-mentioned Acts, 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:-

24 4-bedroom semi-detached houses at Grange Road, Rathfarnham

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
18. That boundary walls finished and capped bounding the areas of public open space be erected at the locations and heights to be specified by the Parks Department.	18. In the interest of amenity
19. That detailed landscaping plan with a scheme of street tree planting be submitted to and agreed with the Parks Department of Dublin County Council before development commences.	19. In the interest of amenity.
20. That the area shown as open space be levelled, silted and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings, or alternatively a financial contribution in the sum of £300 per house be paid by the proposer to the Dublin County Council towards the cost of development of the open space. This contribution to be paid prior to commencement of development on the site.	20. 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.
21. The open space areas proposed are to be fenced off, protected from site development works and not used for the storage of spoil, builders materials plant or store buildings during the course of house construction. A 2 1/2 metre high boundary screen wall in similar block work, finished, rendered and capped, is also to be provided at (a) the south and east property boundary of Mountain View (east of the gable wall) and (b)	21. In the interest of amenity.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **8th April, 1983.**

IMPORTANT: Turn overleaf for further information

XA.2040

21st December, 1982.

M. & N. O'Grady,
39, Rushbrook Court,
Templeogue,
Co. Dublin.

Re: P.C. No. 16168/16926² Proposed 86 4-bedroom semi-detached houses
at Grange Road, Rathfarnham for M. & N. O'Grady, Builders.

Dear Sirs,

With reference to your planning application received here on 5/11/'82 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit specific proposals for the provision of public open space to serve the proposed housing development in accordance with the requirements of the County Development Plan.
2. Applicant to submit a scheme for the laying out, planting and landscaping of the land to be allocated for use as public open space and for the landscaping and planting of the site in general.
3. Applicant to submit specific design proposals for the proposed school access facility, restricting the access to such a use only. Applicants to consult with the Roads Department concerning this matter.
4. Applicants to submit specific proposals for controlled pedestrian movements to and from the school site to the junction with the Grange Road.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission

Local Government (Planning and Development) Acts, 1963-1982

To **J.S. Beane,**
24 Oakley Court,
Ranelagh,
Dublin 6.

Decision Order
Number and Date **PA/632/83** **8/4/83**
Register Reference No. **RA 2040**
Planning Control No.
Application Received on **11/1/83**

Applicant **M. & M. O'Grady.**

In pursuance of its functions under the above-mentioned Acts, 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:-

86 4-bedroom semi-detached houses at Grange Road, Rathfarnham

SUBJECT TO THE FOLLOWING CONDITIONS


CONDITIONS	REASONS FOR CONDITIONS
18. That boundary walls finished and capped bounding the areas of public open space be erected at the locations and heights to be specified by the Parks Department.	18. In the interest of amenity
19. That detailed landscaping plan with a scheme of street tree planting be submitted as to and agreed with the Parks Department of Dublin County Council before development commences.	19. In the interest of amenity.
20. 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, or alternatively a financial contribution in the sum of £300 per house be paid by the proposer to the Dublin County Council towards the cost of development of the open space. This contribution to be paid prior to commencement of development on the site.	20. 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.
21. The open space areas proposed are to be fenced off, protected from site development works and not used for the storage of spoil, builders materials plant or store buildings during the course of house construction. A 2½ metre high boundary screen wall in similar block work, finished, rendered and capped, is also to be provided at (a) the south and east property boundary of Mountain View (east of the gable wall) and (b)	21. In the interest of amenity.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **8th April, 1983.**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>11. Contd./..... (b) at the south property boundary of "Episcopa" Convent Lane, and (c) at the west property boundary of the Lorato Lands - where all these boundaries abut the open space areas.</p>	

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Dublin 1

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of €100.

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

XA.2040

21st December, 1982.

M. & N. O'Grady,
39, Bushbrook Court,
Templeogue,
Co. Dublin.

Re: P.C. No. 16168/16926ⁱ Proposed 86 4-bedroom semi-detached houses
at Grange Road, Rathfarnham for M. & N. O'Grady, Builders.

Dear Sirs,

With reference to your planning application received here on 5/11/'82 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit specific proposals for the provision of public open space to serve the proposed housing development in accordance with the requirements of the County Development Plan.
2. Applicant to submit a scheme for the laying out, planting and landscaping of the land to be allocated for use as public open space and for the landscaping and planting of the site in general.
3. Applicant to submit specific design proposals for the proposed school access facility, restricting the access to such a use only. Applicants to consult with the Roads Department concerning this matter.
4. Applicants to submit specific proposals for controlled pedestrian movements to and from the school site to the junction with the Grange Road.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer