

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 1801
1. LOCATION	Edenbrook, Ballyboden Road, Rathfarnham, Dublin 14, S		
2. PROPOSAL	Alter permission for 7 houses to 9 two storey maisonette units		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 22nd Sept., 1982	Date Further Particulars (a) Requested 1. 19th Nov., 1982 2. (b) Received 1. 21st Dec., 1982 2.
4. SUBMITTED BY	Name Burke-Kennedy Doyle & Partners, Address 23, Lower Hatch St., Dublin 2.		
5. APPLICANT	Name Kevin Stritch, Address 31, Barton Drive, Rathfarnham, Dublin 14.		
6. DECISION	O.C.M. No. PA/337/83 Date 18th Feb., 1983	Notified 18th Feb., 1983 Effect To grant permission,	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 28th March, 1983 Type 3rd Party	Decision Permission granted by An Bord Pleanála Effect 12th Dec., 1983	
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 PLEANÁLA

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

County Dublin

Planning Register Reference Number: X.A. 1801

APPEAL by Mary Weldon of Edenbrook, Ballyboden Road, Rathfarnham, Dublin and others against the decision made on the 18th day of February, 1983 by the Council of the County of Dublin to grant subject to conditions a permission to Kevin Stritch of 31, Barton Road, Rathfarnham, Dublin for development described as the erection of nine maisonette units each containing two flats at Edenbrook, Ballyboden 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 reason set out in the First Schedule hereto, to grant permission for the said 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 considered that the proposed development would not be injurious to the amenities of adjoining residential properties or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The developer 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 developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>1. 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>

Second Schedule (Contd)

Column 1 - Conditions

Column 2 - Reasons for Conditions

2. Before any of 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 or roads, footpaths, sewers, watermains, drains, 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.

2. To ensure the satisfactory completion of the development.

3. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of open space in the area. The amount to be paid and arrangements for payment shall be as agreed between the developer and the said Council before development commences, or failing agreement, shall be as determined by An Bord Pleanála.

3. The provision of such open space in the area by the Council will facilitate the proposed development.

4. Water supply and drainage arrangements, including disposal of surface water, shall be in accordance with the requirements of the planning authority.

4. In the interests of public health.

Contd./.....

Second Schedule (Contd)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>5. Not more than sixteen dwelling units shall be constructed and the necessary reduction in density shall be achieved by the omission of apartment block No.1. The layout shall be amended through moving the access driveway in a southerly direction in order to preserve existing trees adjoining the driveway.</p>	<p>5. To ensure a density of development considered appropriate for the site and to protect the amenities of residential properties in the vicinity.</p>
<p>6. Prior to the commencement of the construction of any of the dwelling units, the new access road/bridge shall be constructed so as to provide access for all traffic involved in the development works.</p>	<p>6. To protect the amenities of adjoining residential properties.</p>
<p>7. The embankment of the Owendoher river, shown on drawing number 3284/3 lodged with the planning authority on 22nd September, 1982 shall be undertaken following consultation and agreement with the planning authority as to paving types, landscaping and measures to avoid flooding.</p>	<p>7. In the interests of residential amenity.</p>
<p>8. The new front boundary wall shall comprise a dwarf masonry wall with railing to an overall height of 2 metres.</p>	<p>8. In the interests of visual amenity.</p>
<p>9. Screen walls not less than 2 metres in height, of masonry or other materials consistent with existing walls on the site, shall be erected as required by the planning authority so as to screen open areas from public view. Where the existing boundary walls are to be raised similar materials shall be used.</p>	<p>9. and 10. In the interests of visual and recreational amenity.</p>

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