# COMHAIRLE CHONTAE ATHA CLIATH

	P. C. Reference	DEVELOPMENT) ACT 1963 & 1976	ISTER REFERENCE XA 1686	
	1. LOCATION	1, Barton Ave, Rathfarnham, Dublin 14,		
	2. PROPOSAL	4 houses,		
	3. TYPE & DATE OF APPLICATION	TYPE Date Received (a) Requested (b)	iculars Received	
		0.P       3rd Sept., 1982       1		
	4. SUBMITTED BY	Name P. Giblin,  Address 1, Beechfield Ave., Walkinstown,		
	5. APPLICANT	Name John McDonald,  Address 15, Rathfarnham, Park, Rathfarnham, Dublin 14.		
,	6. DECISION	O.C.M. No. PA/2725/82 Notified 2nd Nov., 1982  Date 2nd Nov., 1982 Effect To grant o. permissi		
	7. GRANT	O.C.M. No. PBD/787/82 Notified 14th Dec., 1982  Date 14th Dec., 1982 Effect 0. Permission g		
	8. APPEAL	An Bord	ssion granted by l Pleanala, Jne, 1983	
	9. APPLICATION SECTION 26 (3)	Date of Decision application Effect		
10. COMPENSATION Ref. in Compensation Register  11. ENFORCEMENT Ref. in Enforcement Register		Ref. in Compensation Register		
		Ref. in Enforcement Register		
	12. PURCHASE NOTICE			
	13. REVOCATION or AMENDMENT			
	14. 15.			
	Prepared by	_		

Future Print 475588



#### AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

#### County Dublin

#### Planning Register Reference Number: X.A. 1686

APPEAL by John McDonald, of 15 Rathfarnham Park, Rathfarnham, Dublin, against the decision made on the 2nd day of November, 1982, by the Council of the County of Dublin to grant subject to conditions an outline permission for housing development on a site at the junction of Barton Avenue and Grange Pead Rathfarnham Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1982, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline 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 outline permission is hereby granted subject to the said conditions.

#### FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are complied with and provided the detailed plans and particulars to be submitted for approval are satisfactory, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

#### SECOND SCHEDULE

#### Column 1 - Conditions

Column 2 - Reasons for Conditions

- 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 the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.
- 2. Details of the arrangements for the provision of a water supply and of foul and surface water drainage facilities to serve the development shall be in accordance with the requirements of the planning authority.
- I. 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.
  - To ensure the satisfactory provision of these services.

### SECOND SCHEDULE (contd.)

	<del></del>
Column 1 - Conditions	Column 2 - Reasons for Conditions
3. Details of the access arrangements for the houses shall be in accordance with the requirements of the planning authority.	3. In the interests of traffic safety.
4. The detailed plans and particulars to be submitted for approval shall, interalia, provide for:-	
(A) not more than two houses to be erected on the site;	(A) and (B) To ensure that the development is in general accordance with the existing pattern of development along Barton Avenue.
(B) the houses to be of single-storey or dormer-type construction;	
(C) the houses to have rear gardens of at least 35 feet in length; and	(C) In the interests of the amenities of occupants of the houses.
(D) any land expected to be required by the planning authority in connection with road improvement	(D) To facilitate the planning authority's proposed road works in the area.

works to be kept free from building development.

Patrick & walone

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

Dated this /7 day of

1983.

F60/ 48 / / 82

# **DUBLIN COUNTY COUNCIL**

Te. 724755 (Ext. 262/264)

Form 2

IMPORTANT: The Outline Permission is subject to further APPROVAL being obtained in a contained in the Local Government (Planning & Development) Acts, 1963 & 1976 prior to

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

## Notification of Grant of Outline Permission Local Government (Planning and Development) Acts, 1963-1962

appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.  That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the Dublin County Council towards the cost of provision of such services in the area of the proposed development and which fine facilitate this development and which fine facilitate this development; this contribution to be paid before the commencement of development on the site.  That Inc. development of the proposed the area by the Council vill facilitate the proposed development in the development of the development of the services.  That Inc. development of the area.  The provision of such services in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area by the Council vill facilitate the proposed development in the area of the proposed development in the area of the proposed development in	To:  P. Gibling	Decision Order  Number and Date
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