

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 1686
1. LOCATION	1, Barton Ave, Rathfarnham, Dublin 14, S		
2. PROPOSAL	4 houses,		
3. TYPE & DATE OF APPLICATION	TYPE O.P	Date Received 3rd Sept., 1982	Date Further Particulars
			(a) Requested (b) Received
			1. 2.
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. permission,
7. GRANT	O.C.M. No. PBD/787/82		Notified 14th Dec., 1982
	Date 14th Dec., 1982		Effect O. Permission granted,
8. APPEAL	Notified 18th Jan., 1983		Decision O Permission granted by
	Type 1st Party,		Effect An Bord Pleanala, 17th June, 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
 Checked by

Copy issued by Registrar.
 Date
 Co. Accts. Receipt No

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982County DublinPlanning 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 Road, 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
<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> 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. 2. To ensure the satisfactory provision of these services.

2.
SECOND SCHEDULE (contd.)

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

Patrick A. Malone

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

Dated this 17th day of June 1983.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

Notification of Grant of Outline Permission
Local Government (Planning and Development) Acts, 1963-1976: 1963-1982

To: **P. Giblin,**
1 Needhfield Avenue
Walkinstown,
Dublin 12,

Decision Order
Number and Date . . . **PA/2725/82** . . . **2/11/82** . . .

Register Reference No. . . . **KA 1686** . . .

Planning Control No.

Application Received on. **3/9/82**

Applicant: **John McDonald.**

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

four two-storey houses at 1 Barton Avenue, Rathfarnham

CONDITIONS

1. That details relating to layout, siting, height, design and external 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.
2. 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 public services in the area of the proposed development and which will facilitate this development; this contribution to be paid before the commencement of development on the site.
3. That two dwellinghouses be constructed on this site and that they should be preferably of single storey or dormer type of dwelling.
4. That the access arrangements be in accordance with the requirements of the County Council.
5. That any necessary land required for road improvement purposes be kept free of building development.
6. That the rear garden depths of not less than 35ft. be provided.
7. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the Sanitary Services Department.

REASONS FOR CONDITIONS

1. In the interest of the proper planning and development of the area.
2. 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.
3. In the interest of the proper planning and development of the area.
4. In the interest of safety.
5. In the interest of the proper planning and development of the area.
6. In the interest of residential amenity.
7. In order to comply with the Sanitary Services Acts 1878-1964.

Signed on behalf of the Dublin County Council:

For Principal Officer

Form 2

Date: **14 DEC 1982**

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