

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/677T
1. LOCATION	Tournville, Church Lane, Rathfarnham, Village		
2. PROPOSAL	34 Retirement homes		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	27th March, 1986	1.
			2.
4. SUBMITTED BY	Name Anthony Manahan & Assocs., Address "Fountain House," Main St., Rathfarnham, Dublin 14.		
5. APPLICANT	Name R. & L. Investments Ltd Address		
6. DECISION	O.C.M. No. P/1864/86		Notified 23rd May, 1986
	Date 23rd May, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/2426/86		Notified 7th July, 1986
	Date 7th July, 1986		Effect Permission granted
8. APPEAL	Notified		Decision
	Type		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.			

Prepared by

 Checked by

Copy issued by Registrar.

 Date

 Co. Accts. Receipt No.

Anthony Manahan & Associates,
"Fountain House",
55, Main Street,
Rathfarnham,
Dublin 14.

86A/677T(569/8

23rd December,

RE: Proposed two-storey development of 34 retirement homes at Tournville,
Church Lane, Rathfarnham Village for R. & L. Investments Ltd.

Dear Sir,

I refer to your submission received on 29th October, 1986 to comply with Condition No. 5 of decision to grant permission by Order No. P/1864/86, dated 23rd May, 1986 in connection with the above.

In this regard, I wish to inform you that Drawing No. 09.06.86 submitted to the Planning Authority on 29th October, 1986 is satisfactory in relation to Unit Nos. 13-34 inclusive, Condition No. 5 of Order No. P/1864/86, dated 23rd May, 1986, Reg. Ref. No. 86A/677T.

Yours faithfully,


for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/2426/86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act 1962-1983

To **Anthony Manahan & Assoc.,**
"Fountain House",
55 Main Street,
Rathfarnham, Dublin 14.
Applicant **R. & L. Investments Ltd.**

Decision Order
Number and Date **P/1864/86 - 23/5/86**
Register Reference No. **86A-677T (569/86)**
Planning Control No. **86A-677T (569/86)**
Application Received on **27/3/86**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

two storey development of 34 retirement homes at Tournville, Church Lane, Rathfarnham Village.

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.
2. That before development commences, approval under the building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
4. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.
5. The proposed layout, as shown on Architects Drawing No. 02.06.86, shall be modified as follows:- Units 13-20 shall be relocated in a staggered fashion along the southern boundary of the site, maintaining, as far as is possible, a constant distance for each pair of units from the boundary wall. Units 21-28 shall be turned

Contd./.....

Signed on behalf of the Dublin County Council

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. In the interest of safety and the avoidance of fire hazard.
4. In the interest of Health.
5. In order to achieve a satisfactory standard of development.

For Principal Officer

- 7 JUL 1986

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.

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5. Contd./.....

through 90° and located so that the rear of the houses faces the southern boundary wall of the site and continues the staggered pattern of Units nos. 13-20 inclusive. The more westerly pair of the four units which have been turned through 90° may be located further to the north than the pair immediately adjoining it so as to maintain, to some degree, the enclosure of the proposed central courtyard. Units 29-34 shall be rotated slightly in a clockwise direction so that their rear boundary walls are parallel to the north western boundary of the site. Consideration should be given to extending the rear yad spaces of these three units as far as the site boundary. Prior to the commencement of any development on the site, the applicant shall submit a revised drawing showing these alterations to the layout. Prior to the commencement of any development, the written agreement of the Planning Authority shall be obtained for the details shown in these drawings. (The applicant is advised to consult with the Planning Authority prior to the submission of these details.

6. The site boundaries shall be constructed as follows:-

On the western and part of the southern boundary (as far as the existing rubble wall), the boundary shall consist of a mild steel railing on a brick plinth wall with a total height of 2.5m. The remainder of the southern boundary and the entire eastern boundary, the existing 4m high rubble wall shall be retained. The boundary to the existing dwelling on the northern part of the site shall be brick wall, as detailed on Architect's Drg. No. 02.06.86. At the entrance to the development mild steel gates at least 2.5m in height with brick piers shall be provided. An ornamental arch may be included over the pedestrian gateway. The remainder of the northern boundary shall consist of a 2m high brick wall with a 0.5 mild steel security railing on top. Prior to the commencement of any development on site, the architect shall submit for the written agreement

Contd./.....

6. In order to achieve a satisfactory standard of development.

Contd./.....

- 7 JUL 1986

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

724755 (ext. 262/264)

F. 24.26. / 86

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

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act 1962/1983

To: **Anthony Manahan & Assoc.,**

Decision Order
Number and Date

P/1864/86 - 23/5/86

Register Reference No.

Planning Control No.

86A-677T (569/86)

Application Received on

27/3/86

**Fountain House,
55 Main Street,**

Rathfarnham, Dublin 14.

Applicant

R. & L. Investments Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions:

**two storey development of 34 retirement homes at Tournville, Church Lane,
Rathfarnham Village.**

CONDITIONS

REASONS FOR CONDITIONS

6. contd./.....

of the Planning Authority, drawings showing the proposed boundary treatments. Prior to the commencement of any development on the site, the architect shall submit samples of the proposed brick to be used in the houses and boundary walls, together with the proposed brick to be used in the houses and boundary walls, together with the proposed tiles to be used on the roofs of the houses. The applicant should note that the brick and tile colours suggested on the lodged drawings are, in principle, acceptable.

7. Prior to the commencement of any development on the site the applicant shall submit and receive the written agreement from the Planning Authority for a detailed landscaping plan for the entire site, indicating the species and number of all planting elements, together with the location of footpaths and seats, where appropriate. Specific proposals for any necessary tree removals (where they are located in close proximity to proposed buildings and services), tree replacement and protection of existing trees and landscape features during constructional works are to be the subject of consultation and agreement with the Parks Department before any development works are commenced.

7. To achieve a satisfactory standard of development.

Contd./.....

For Principal Officer

- 7 JUL 1986

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.

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8. That any necessary land required for road improvement works be reserved as such and kept free from building development.

9. Before the development is commenced the developers shall lodge with the Dublin County Council a cash deposit in the sum of £18,000. or a bond of an Insurance Company in the sum of £28,000. or other security to secure the provision and satisfactory completion of the development.

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

9. To ensure the satisfactory completion of the development.

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- 7 JUL 1986