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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1792
1. LOCATION	East of Hermitage Estate and West of Marley Ave Grange Road, Rathfarnham		
2. PROPOSAL	162 dwellings and ancillary site dev. works		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	24 December 1986	1. Time ext. up to & incl., 7/3/87 2.
4. SUBMITTED BY	Name: O'Malley & Bergin Address: St. Heliers, Stillorgan Pk, Blackrock, Co. Dublin		
5. APPLICANT	Name: Heathervue Limited Address: 95 Haddington Road, Dublin 4.		
6. DECISION	O.C.M. No. P/728/87 Date 6/3/87		Notified 6/3/87 Effect To grant permission
7. GRANT	O.C.M. No. P/1290/87 Date 15/4/87		Notified 15/4/87 Effect Permission granted
8. APPEAL	Notified Type		Decision 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		Copy issued by Registrar.	
Checked by		Date	
Future Print		Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.290/87

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **O'Malley & Bergin,**
St. Heliers,
Stillorgan Park,
Blackrock, Co. Dublin.
Applicant **Heathervue Ltd.**

Decision Order
Number and Date **P/728/87**, **6/3/87**
Register Reference No. **86A/1792**
Planning Control No.
Application Received on **24/12/86**
Time Ext. up to **7/3/87**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed revised layout for 162 dwellings and ancillary works on lands adjoining and east of the Hermitage Estate and west of Marley Avenue, George Road, Rathfarnham (previous permission for 171 dwellings - Reg. Ref. 12.129) with vehicular access to 20 houses from Marley Avenue, access to 14 houses via Hermitage Estate and access to 128 houses via Distributor Road; proposed from part constructed Roundabout at South End of the Watcove Shopping Centre.

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 Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £113,400.00 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

J. de B.
For Principal Officer

Date

15 APR 1987

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

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, Car Parks, Sewers, Watermains or Drains including the roads, underground services and open spaces which are required for the completion of Hermitage Estate has been given by:-

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.

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £210,000.00 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, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or/....
- b. Lodgement with the Council of Cash sum of £150,000. 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 specifications.
Or/....
- c. Lodgement 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 lodgement in any 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.

NOTE 2: When satisfactory security has been lodged in compliance with this condition, the Planning Authority will issue written confirmation of compliance with this condition.

Contd./.....

J. de B

15 APR 1987

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

tel. 724755 (ext. 262/264)

P/1.290/87

PLANNING DEPARTMENT,
BLOCK 2,
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19, ABBEY STREET,
DUBLIN 1.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **O'Malley & Bergin,**
St. Heliers,
Stillorgan Park,
Blackrock, Co. Dublin.
Applicant **Heathervus Ltd.**

Decision Order
Number and Date **P/728/87. - 6/3/87**
Register Reference No. **86A/1792**
Planning Control No.
Application Received on **24/12/86**
Time Exp. up to **7/3/87**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed revised layout for 162 dwellings and ancillary works on lands adjoining and east of the Hermitage Estate and west of Marley Avenue, Grange Road, Rathfarnham (previous permission for 171 dwellings - Reg. Ref. SA.1298) with vehicular access to 20 houses from Marley Avenue, access to 14 houses via Hermitage Estate and access to 128 houses via Distributor Road, proposed from part constructed Roundabout at South End of the McGroove Shopping Centre.

CONDITIONS	REASONS FOR CONDITIONS
6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands 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.
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

J. de B.
For Principal Officer

Date **15 APR 1987**

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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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.

12. That an acceptable street naming and house numbering schemes be submitted to and approved by the County Council before any constructional work takes place on the proposed houses. Any proposal for road naming using the word Hermitage would be unacceptable.

13. That screen walls in brick 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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

14. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths verges, public lighting, openspace, sewers watermain or drains forming part of the development, until taken in charge by the Council.

15. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

16. That the developers construct the entire length of the new distributor road from the roundabout south of Nutgrove Shopping Centre to the proposed access road to the development. This new access road and associated boundary treatment shall be completed to a standard acceptable to the County Council before any house is occupied. These matters to be the subject of consultation with the Roads Engineering Department, Dublin County Council.

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.

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

13. In the interest of visual amenity.

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

15. To protect the amenities of the area.

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

Contd./.....

J. de B.

15 APR 1987

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.290/87

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

GRANT OF
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Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **O'Malley & Bergin,**
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Stillorgan Park,
Blackrock, Co. Dublin.
Applicant **Heathervue Ltd.**

Decision Order **P/728/87, - 6/3/87**
Number and Date
Register Reference No. **86A/1792**
Planning Control No.
Application Received on **24/12/86**
Time Ext. up to: **7/3/87**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed revised layout for 162 dwellings and auxiliary works on lands adjoining and east of the Hermitage Estate and west of Marley Avenue, Grange Road, Rathfarnham (previous permission for 171 dwellings - Reg. Ref. RA.1250) with vehicular access to 20 houses from Marley Avenue, access to 14 houses via Hermitage Estate and access to 128 houses via Distributor Road, proposed from part constructed Roundabout at South End of the Rathgrove Shopping Centre.

CONDITIONS	REASONS FOR CONDITIONS
17. This new access road shall be the sole access for construction traffic to the site.	17. In the interest of the proper planning and development of the area.
18. That a 2.5 metre high wall in block work or similar durable material properly capped and externally rendered shall be constructed for the full length of the northern boundary of the house curtilages and cul-de-sac access roads alongside the reservation for the distributor road extension to screen the proposed houses from the distributor road. This wall shall extend from the front building line of House No. 55 to that of House No. 116.	18. In the interest of visual amenity.
19. That a comprehensive maintenance agreement relating to the upkeep of the lands reserved for the distributor road extension be agreed between the developers and Dublin County Council.	19. In the interest of amenity.
20. Areas of public open space shall be levelled, soiled, seeded and landscaped in accordance with the requirements of the Planning Authority and shall be available for use by residents on completion of their dwellings. Alternatively, a contribution of £300 per house shall be paid to the County Council prior to the commencement of development. Verge tree planting shall be carried out as required by/.....	20. In the interest of visual amenity.

contd./.....

Signed on behalf of the Dublin County Council

J. De B.
For Principal Officer

15 APR 1987

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

20. Contd./.....

the Planning Authority. Before the development commences, a landscaping scheme for the entire site, including tree planting shall be submitted to and agreed with the Planning Authority.

21. A low barrier shall be provided between Road A and Road B on the lodged plans to prevent the passage of vehicular traffic between the two roads. A pedestrian link shall be incorporated between Road B and the existing Church and School. Vehicular access shall be provided from Road A to the Church. Plans illustrating the above to be submitted to the Planning Authority for written agreement prior to the commencement of development.

22. The layout of the proposed development to be revised as follows: Road F to be extended c.107 metres northwards at its western end, to run alongside the eastern boundary of the proposed public open space. House nos. 135-142 inclusive and 159-162 inclusive to be relocated fronting onto this section of roadway and onto the public open space. House nos. 127-134 inclusive, 143-150 inclusive and 151-158 inclusive to be relocated c.6 metres to the east. Road E to be terminated with a hammerhead at House nos. 134 and 143. Details of same to be submitted for the agreement of the Planning Department prior to commencement of development.

23. Screen walls within the development shall be 2 metres in height, capped and rendered with brick piers at appropriate intervals. Front garden walls shall consist of brick pier and treated timber rail fencing.

24. The areas of open space at the northern end of Roads C and D shall be incorporated into the front gardens of the adjoining dwelling houses.

25. A low wall and railing to a height of 2 metres shall be erected along the western boundary of the main public open space area, adjoining Hermitage Estate. Detailed plans illustrating same to be submitted to the Planning Authority for agreement prior to the commencement of development.

21. In the interest of traffic safety.

22. In order to provide an acceptable layout.

23. In the interest of visual amenity.

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

25. In the interest of visual amenity.

J. de B.

15 APR 1987

O'Malley & Bergin,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

86A/1792

3/4/'87

Re: Proposed revised layout for 162 dwellings and ancillary works on lands adjoining and east of the Hermitage Estate and west of Marley Avenue, Grang Road, Rathfarnham (previous permission for 171 dwellings - Reg. Ref. ZA.1250) with vehicular access to 20 houses from Marley Avenue, access to 14 houses via Hermitage Estate and access to 128 houses via Distributor Road, proposed from part constructed Roundabout at South End of the Nutgrove Shopping Centre for Heathervue Ltd.

Dear Sirs,

I refer to your submission received on 11/3/'87, to comply with condition No. 22 of decision to grant permission by Order No. P/788/87, dated 6/3/'87, in connection with the above.

In this regard, I wish to inform you that the submission is in compliance with Condition No. 22 of the above permission.

Yours faithfully,



for Principal Officer.

8
O'Malley & Bergin,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

86A-1792

20th February, 1987

RE: Proposed revised layout for 162 dwellings and ancillary works on lands adjoining and east of the Hermitage Estate and west of Marley Avenue, Grange Road, Rathfarnham, (previous permission for 171 dwellings - Reg. Ref. ZA 1250) with vehicular access to 20 houses from Marley Avenue, access to 14 houses via Hermitage Estate and access to 128 houses via Distributor Road, proposed from part constructed Roundabout at South End of the Nutgrove Shopping Centre for Heathervue Ltd.

Dear Sirs,

With reference to your planning application received here on 24th December, 1986, (letter for extension period received 20th February, 1987), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 7th March, 1987.

Yours faithfully,



for Principal Officer.