

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1521
1. LOCATION	"Tournville", Church Lane, Rathfarnham, Dublin 14.		
2. PROPOSAL	25 no. 2 bedroom 2 storey res. units.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	31st Oct. '86	1. 2.
4. SUBMITTED BY	Name Delany MacVeigh & Pike, Address 1, Clonskeagh Square, Dublin 14.		
5. APPLICANT	Name R. & L. Investments Limited, Address Portman House, Hve Street, Jersey, Channel Islands.		
6. DECISION	O.C.M. No. P/4713/86 Date 19th Dec., 1986	Notified 19th Dec., 1986 Effect To grant permission	
7. GRANT	O.C.M. No. P/334/87 Date 28th Jan., 1987	Notified 28th Jan., 1987 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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

F/334/87

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

PERMISSION

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963-1983

To Delany MacVeigh & Pike,

1 Clonskeagh Square,

Dublin 14

Applicant R & L Investments Ltd.

Decision Order

Number and Date P/4713/86 19.12.86

Register Reference No. 86A/1521

Planning Control No.

Application Received on 31.10.86

Floor Area: 1,520sq.m.

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

Proposed 25 no. 2-bedroomed 2-storey residential units at 'Tournville', Church Lane,
Rathfarnham Village

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>2. That before development commences, approval under the Building Bye Laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. The layout and floor area of the proposed development shall not be altered from those in the lodged plans by the erection of extensions, garages, sheds, boundary walls or other similar structures, without a prior grant of permission.</p> <p>4. The proposed communal open spaces, carparking areas, and access road within the site shall be retained in private ownership and maintained by a properly constituted management company.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To ensure that the unity of design of the total development is retained.</p> <p>4. To ensure the protection of residential amenities.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

28 JAN 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.

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5. Details of the proposed boundary treatment along the southern boundary of the communal open space shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

6. Prior to the commencement of any development on the site, the applicant shall submit to the Planning Authority for written agreement:

- 1) a detailed tree survey identifying the location, species, age, spread, height and condition of each tree on the site, indicating those to be retained and removed and measures to be taken to protect the trees in the course of development works.
- 2) a detailed landscape plan for the site.

7. The rear garden length of house nos. 21 to 25 inclusive shall be increased to not less than 5 metres.

8. 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.

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

10. 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.

5. In the interest of visual amenity.

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

7. In the interest of residential amenity.

8. To protect the amenities of the area.

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

10. To ensure the satisfactory completion of the development.

AK

28 JAN 1987