

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1152
1. LOCATION	Grange House, Grange Wood, Dublin		
2. PROPOSAL	Replacement of Grange House with 1 detached and 4 semi-detached houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	8th August 1986	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  2. .... </div> <div style="width: 45%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name Mr. Patrick O'Brien, Address 384 Orwell Park, Dublin 12		
5. APPLICANT	Name Mr. Daniel Durkan, Address Grange House, Grange Wood, Dublin 16		
6. DECISION	O.C.M. No. P/3760/86 Date 6th Oct., 1986		Notified 6th Oct., 1986 Effect To grant permission
7. GRANT	O.C.M. No. P/4365/86 Date 19th Nov., '86		Notified 19th Nov., '86 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

GRANT OF  
PERMISSION

tel. 724755 (ext. 262/264)

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

F, 456.5/8.6

## Notification of Grant of Permission/Approval

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

To: Patrick O'Brien,  
384 Orwell Park,  
Dublin 12

Decision Order  
Number and Date P/3760/86 6.10.86

Register Reference No. 86A/1152

Planning Control No.

Application Received on 8.8.86

Applicant Daniel Durkan Floor Area: 54 Sq.m.

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

Proposed replacement of Grange House, Grangewood, with 1 detach and 4 Semi-Detached Houses.

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 arrangements made for the payment of the financial contribution in the sum of £4,980.00 required under Reg. Ref. ZA/1644 be strictly adhered to in respect of this development.	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.

Signed on behalf of the Dublin County Council

For Principal Officer

Date 19 NOV 1986

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.

Form A1—Future Print Ltd

P/436.5/8.6

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 has been given by:

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £ 5,000.00 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 £ 3,000.00 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.

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.

AK.

19 NOV 1986

# DUBLIN COUNTY COUNCIL

Tel 724755 (ext. 262/264)

P/4365/86

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) Acts, 1963-1982

To: Patrick O'Brien,  
384 Orwell Park,  
Dublin 12  
Applicant: Daniel Durkan

Decision Order  
Number and Date: P/3760/86 6.10.86  
Register Reference No: 86A/1152  
Planning Control No:   
Application Received on: 8.8.86  
Floor Area: 54 sq.m.

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

Proposed replacement of Grange House, Grangewood, with 1 detach and 4 Semi-Detached Houses

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	To protect the amenities of the area.
That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6.
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.	7. In the interest of amenity.
That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of amenity and public safety.
That the area shown as open space be levelled, soiled, seeded and available for use by residents on completion of the development.	9. In the interest of the proper planning and development of the area.
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 the interest of the proper planning and development of the area.
	In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

19 NOV 1986

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.



CONDITIONS

F, 436.5/86

REASONS FOR CONDITIONS

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 scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

13. That screen walls in block 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, open space, sewers, watermain or drains forming part of the development, until taken in charge by the Council.

15. That a financial contribution in the sum of £5,000.00 (i.e. £1,000. per house) be paid by the proposer to the Dublin County Council towards the cost of provision of public open space 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.  
NOTE: This contribution is in addition to contribution imposed under Ref. ZA/1644 and 86A/1023.

16. A scheme of stree tree planting, to be submitted and agreed with the Parks Superintendent prior to the commencement of development.

17. The existing trees within the curtilage of site no. 7 should be fenced off and protected from site development works, according to a scheme of works to be agreed with the Parks Superintendent.

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

16. In the interest of amenity.

17. In order to comply with the requirements of the Parks Superintende



19 NOV 1986