

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/755
1. LOCATION	Sites 72-74, 76-90 even, 63-81 odd, Longwood Park, Grange Road, Rathfarnham.		
2. PROPOSAL	Revision to houses sites 72-74 / Revisions to houses sites 76-90 even, 63-81 odd.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 29 May 1986	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name James V N Looney		
	Address 17 Prussia Street, Dublin 7.		
5. APPLICANT	Name N & M O'Grady (Developments) Ltd.		
	Address 17 Prussia Street, Dublin.		
6. DECISION	O.C.M. No. P/2641/86		Notified 24th july, 1986
	Date 24th July, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3396/86		Notified 11th Sept., 1986
	Date 11th sept., 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		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

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

To: James V.N. Looney,
 17, Prussia Street,
 Dublin 7.

Decision Order
 Number and Date ... P/2641/86, 24/7/86 ...

Register Reference No. ... 86A/755 ...

Planning Control No.

Application Received on ... 29/5/86 ...

Applicant ... N. & M. O'Grady Developments Ltd.

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

Proposed retention of revisions to approved semi-detached houses on sites No.'s 72-74,
 and permission for revisions to approved semi-detached houses on Site No.'s 76-90, even,
 63-81, odd No.'s, Longwood Park, Grange Road, Rathfarnham,

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 the arrangements made for the payment of a financial contribution of £35,000. in respect of the overall development 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.

CONT./..

Signed on behalf of the Dublin County Council

For Principal Officer

11 SEP 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.

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 £55,000.00 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 £32,000 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.

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.

CONT./.....

11 SEP 1986

P/3396/86

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

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

To James V.N. Looney,
..... 17, Prussia Street,
..... Dublin 7.

Decision Order
Number and Date P/2641/86, 24/7/86

Applicant N.S.N. O'Grady Developments Ltd.

Register Reference No.
Planning Control No. 86A/755
Application Received on 29/5/86

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
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and permission for revisions to approved semi-detached houses on Site No.'s 76-90, even
63-81 odd, Longwood Park, Grange Road, Rathfarnham.

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.
7. That all public services to the proposed development, including electrical telephone cables and equipment be relocated underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASONS FOR CONDITIONS

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety.
9. In the interest of the proper planning and development of the area.
10. In order to comply with the Sanitary Services Acts, 1878-1964.

Signed on behalf of
the Dublin County Council

Approval of the
terms of approval

or Building Bye-Laws must be obtained before the development is commenced and the
applied with in the carrying out of the work.

For Principal Officer

Date 11 SEP 1986

P/339.6/86

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

DEPT OF
PLANNING
MISSION

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

To: James V.N. Looney,
17, Prussia Street,
Dublin 7.
Applicant: N. & M. O'Grady Developments Ltd.

Decision Order
Number and Date: P/2641/86, 24/7/86
Register Reference No. 86A/755
Planning Control No.
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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.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

11 SEP 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.

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11. That all watermain teppings, 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 condition nos. 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Order No. PA/2107/83, dated 20/9/83, (Reg. Ref. YA.1306) be strictly adhered to in the proposed development.

13. That a financial contribution in the sum of £600.00 per house be paid by the proposer to the Dublin County Council towards the cost of provision of roads 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.

14. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings, or alternatively, a financial contribution in the sum of £300.00 per house be paid by the proposer to the Dublin County Council towards the cost of development of open space. This contribution to be paid prior to commencement of development on the site.

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. 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.

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11 SEP 1986