

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE B5A/1492
1. LOCATION	East Aranleigh Estate, Grange Road & West & South of Loreto Avenue		
2. PROPOSAL	66 Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	OP	20 November 1985	Time ext. up to & incl., 28/4/86 1. 2.
4. SUBMITTED BY	Name O'Malley & Bergin, Address 33 Fitzwilliam Place, Dublin 2		
5. APPLICANT	Name Gallagher Group Ltd. (in Receivership), Address Donaghmede Shopping Centre, Donaghmede, Dublin 13		
6. DECISION	O.C.M. No. E/1684/86 Date 14th May, 1986		Notified 15th May, 1986 Effect To grant o. permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 16TH June, 1986 Type 3rd Party		Decision Permission granted by An Bord Pleanála Effect 8th Sept., 1986
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

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 85A/1492

APPEAL by Gerard A. Doyle, on behalf of Aranleigh Residents Association care of 8, Barton Road, Rathfarnham, Dublin, Thomas and Eileen Grealish, against the decision on the 14th day of May, 1986, by the Council of the County of Dublin, to grant subject to conditions an outline permission for 66 two-storey houses on an eight acre site between Aranleigh Estate, Loreto Avenue, and approved Barton Road East, extension with access from Grange Road, via Barton Road and Aranleigh Estate and for proposed approved Barton Road East extension for Gallagher Group Limited in receivership in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are fully complied with, it is considered that the proposal would be consistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The detailed plans and particulars to be submitted for approval shall, inter alia, provide for:-

(a) The details relating to density, layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the planning authority before any works are begun. (The layout indicated on drawing 1356/10 submitted with this application shall not form part of the outline permission).

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

(b) Water supply and drainage arrangements, including the disposal of surface water, to be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

SECOND SCHEDULE (CONTD.)

(c) All public services such as electricity, telephone and television cables shall be located underground.

Reason: In the interest of amenity.

(d) Detailed proposals in relation to the provision of public open space. The open spaces shall be centrally located and link in with existing open space in the vicinity to the satisfaction of the planning authority. Detailed landscaping and boundary proposals shall also be submitted.

Reason: In the interests of visual and residential amenity.

2. Before any development commences, the proposed distributor road at the southern boundary, from Barton Road East Roundabout, and which has been approved in connection with the development for 171 houses on lands adjoining Hermitage Estate (PL 6/5/68500), is to be constructed and this road shall be the sole connection for the majority of houses (i.e., at least 75%) proposed at this location.

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

3. ~~Access to Aranleigh Dell and Barton Road from the proposed development shall be closed prior to commencement of development.~~

Reason: ~~In the interest of the proper planning and development of the area.~~

4. A sum of money shall be paid to Dublin County Council as a contribution towards the provision of public services in the area. The amount to be paid and the time and method of payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of public services in the area will facilitate the proposed development and it is considered reasonable that the developers should contribute towards the cost.

Contd./...

SECOND SCHEDULE (CONTD.)

5. Before the development is commenced, the developer shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion, and maintenance until taken in charge by the said Council, of roads, footpaths, sewers, watermains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development. The form and amount of the developer or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

David E. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 8th day of September, 1986.



DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Outline Permission
Local Government (Planning and Development) Acts, 1963-1982 ~~1982~~ 1983.

To... **O'Malley & Bergin,**
33 Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date... **P/1684/86, 14/5/86**

Register Reference No. **85A/1492**

Application rec. **20/11/85**

Time Ext. up to. **28/2/86**

Applicant **Gallagher Group Ltd (in receivership)** Further Time Ext. up to. **28/4/86**

Mat. Contra. Not. dated. **19/3/86**

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Outline Permission for

Proposed 66 two-storey houses on 8 acre site between Aranleigh Estate, Loreto Ave., and approved Barton Road East extension, Rathfarnham, with access from Grange Road via Barton Road and Aranleigh Estate and from proposed approved (Reg. Ref. ZA.1250), Barton Road East Extension.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. That details relating to layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.	1. In the interest of the proper planning and development of the area.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant 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.	2. 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.
3. That houses proposed at the south side of Aranleigh Gardens Extension be excluded and their curtilage areas be incorporated into the proposed open space.	3. In the interest of the proper planning and development of the area.
4. That access to Aranleigh Dell and Barton Road be excluded.	4. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date... **15th May, 1986.**

IMPORTANT: Turn overleaf for further information

Form 1

CONDITIONS

5. That the eastern portion of the open space proposed immediately adjoining Loreto Estate be relocated at the east side of the small area of existing open space immediately adjoining Aranleigh Dell and Barton Road at the east side of Aranleigh Estate. Any houses proposed immediately adjoining Aranleigh Dell and Barton Road are to be relocated at the south boundary of Loreto Estate so as to ensure that continuity of open space between Aranleigh Estate and Loreto Estate is obviated.
6. Before any development commences, the proposed Distributor Road at the south boundary, from Barton Road East Roundabout, and which has been approved in connection with the development for 171 houses on lands adjoining Hermitage Estate is to be constructed.
7. That the proposed house types, curtilages and house layout including finishes are to be compatible with the existing Aranleigh Estate. This requirement and the foregoing condition 3 and 5 will necessitate a reduction in the number of houses to be constructed on this site in relation to the 66 no. houses shown on the indicated layout.

NOTE: The necessary reductions and revisions to the development proposed are to be the subject of consultation and agreement with the Planning Department before the submission of any plans for approval.

REASONS FOR CONDITIONS

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

NOTE:

If there is no appeal to An Bord Pleanala against this decision OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant OUTLINE PERMISSION after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to: An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

O'Malley & Bergin,
33 Fitzwilliam Place,
Dublin 2.

85A-1492

27th February, 1986

RE: Proposed 66 two-storey houses on 8 acre site, between Aranleigh Est., Loretto Ave., and approved Barton Road East Ext., Rathfarnham with access from Grange Road via Barton Road and Aranleigh Estate and from proposed approved (Reg. Ref. ZA 1250) Barton Road Ext., for Gallagher Group Ltd. (in receivership).

Dear Sirs,

With reference to your planning application received here on 20th November, 1985, time extension up to 28th February, 1986, (letter for further extension period received 26th February, 1986), 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 further extended up to and including the 28th April, 1986.

Yours faithfully,



for Principal Officer.