

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/925
1. LOCATION	Mongnacool, Owendore Ave., Rathfarnham S		
2. PROPOSAL	6 Additional Housing sites and renovation of existing house,		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 9.7.85	Date Further Particulars (a) Requested
			(b) Received
			1. 2.
			1. 2.
4. SUBMITTED BY	Name Deegan Murphy & Assoc., Address 211 Butterfield Ave., Rathfarnham		
5. APPLICANT	Name Hugh Keeley, Address Mongnacool, Owendore Ave., Rathfarnham.		
6. DECISION	O.C.M. No. P/2920/85		Notified 15th Aug., 1985
	Date 15th Aug., 1985		Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 16th Sept., 1985		Decision Permission granted by
	Type 3rd Party		Effect An Bord Pleanala 13th March, 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-925

APPEAL by Norman D. Kilroy, of Brookwood, Owendore Avenue, Rathfarnham and by John Thornton, 'Riverview', Owendore Avenue, Rathfarnham, Dublin, against the decision made on the 15th day of August, 1985, by the Council of the County of Dublin to grant subject to conditions a permission for development comprising six additional housing sites and renovation of an existing house at Mongnacoole, Owendore Avenue, Rathfarnham, Dublin to Hugh Keeley, 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 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

Having regard to the layout and density of the proposed development and the zoning of the site in the Dublin County Development Plan and provided that the conditions set out in the Second Schedule hereto are complied with, it is considered that the proposal would not be injurious to the amenities of existing houses and would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. That the developers shall pay a sum of money to Dublin County Council as a contribution towards the provision of public services in the area. The amount to be paid shall be agreed between the developers and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers shall contribute towards the cost of providing the services.

SECOND SCHEDULE (CONTD).

2. Before the development is commenced, the developer shall lodge with Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and maintenance until taken in charge by the said Council of roads, footpaths and other services or parts of the development which the Council may agree to take in charge, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, for any part of the development. The form and amount of the security shall be as agreed between the developer and the said Council or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

3. All public services required for the development such as electrical, communal television and telephone cables shall be located underground throughout the site.

Reason: In the interest of the visual amenity of the area.

4. Public lighting shall be in accordance with the planning authority's requirements for such a service.

Reason: To ensure street lighting of an adequate standard is provided.

5. Development works shall conform to the publication entitled "Recommendations for site development works for housing areas" issued by An Foras Forbartha.

Reason: To secure a reasonable standard of development.

6. Full details of design and construction of the proposed access road shall be agreed with the planning authority before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

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

7. Water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health and orderly development.

SECOND SCHEDULE (CONTD).

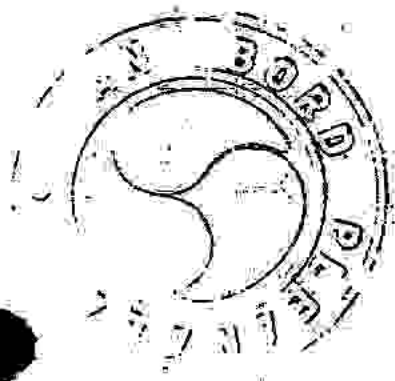
8. Detailed proposals in regard to boundary treatment and landscaping shall be submitted to and agreed with the planning authority before development commences, or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: In the interest of visual amenity.

Ann Con. Quinn

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

Dated this 13th day of March, 1986.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/~~Refuse~~

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983

To Desgan Murphy & Assoc.,

Decision Order
Number and Date P/2920/85, 15/8/'85

211, Butterfield Ave.,

Register Reference No. 85A/923

Rathfarnham,

Planning Control No.

Dublin 14

Application Received on 9/7/'85

Applicant Hugh Kealey

In pursuance of its functions under the above-mentioned Acts, 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 Permission/~~Refuse~~ for:

Proposed 6 additional housing sites and renovation of existing house at Mongrassol,

Grandora Avenue, Rathfarnham with access off Butterfield Crescent.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specification 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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the ^{each} proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£7,500.</u> 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


For Principal Officer

Date 15th August, 1985.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

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, carparks, sewers, watermains or drains 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) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£10,000.**

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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of **cash sum of £7,000.** 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 specification.

Or/

(c) Lodgment 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 lodgment in either 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.

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Cont./....

NOTE:

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

An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála, 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 Pleanála will be invalid unless accompanied by a fee of £10 (ten Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) pay to An Bord Pleanála a fee of £10 (ten Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála 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.

Notification of Decision to Grant Permission/Amendment
Local Government (Planning and Development) Acts, 1963-1985

To **Deagor Murphy & Associates**
211, Butterfield Ave.,
Rathfarnham,
Dublin 14.

Decision Order
 Number and Date **P/2923/85, 15/8/'85**
 Register Reference No. **P5A/925**
 Planning Control No.
 Application Received on **9/7/'85**

Applicant **Hugh Kenley**

In pursuance of its functions under the above-mentioned Acts, 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 Permission/Amendment for:-

Proposed 6 additional housing units and renovation of existing house to 11 rooms at
Grandora Avenue, Rathfarnham with access off Butterfield Crescent.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, or other debris on adjoining roads during the course of the works.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located 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.

(Contd. . .)

Signed on behalf of the Dublin County Council

[Signature]
 For Principal Officer

Date **15th August, 1985.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

11. That all watermain tappings, 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 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 a financial contribution in the sum of £1,000. per house i.e. £6,000. be paid by the proposer to the Dublin County Council in lieu of the 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.
17. That full details of the design and construction of the proposed access road shall be agreed with the Roads Department of Dublin County Council before development commences. All construction traffic shall be routed through this access.

REASONS FOR CONDITIONS

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.
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NOTE:

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

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- 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.

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