

DUBLIN COUNTY COUNCIL

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

(264)

Notification of Decision to Grant Outline Permission Local Government (Planning and Development) Acts, 1963 & 1976

M. Noel T. O'Sullivan,

17 Wellington Road,

Ballsbridge, Dublin 4.

Applicant: K. Hritch.

Decision Order Number and Date PA/2662/81: 30/10/81.

Register Reference No. WA 1001

Planning Control No. 10249

Application Received on 26/6/81
Add. Inf. Rec. 31/6/81.

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Heath District of Dublin, did by Order dated as above make a decision to grant Outline Permission for **Proposed 17 houses at Edenbrook, Old Orchard, Ballyboden Road, Rathfarnham.**

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS

1. That details relating to layout, siting, height, design and external appearance of proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any work begins.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval 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.
3. That the open space areas indicated on drawing No. D/188/1, dated 31/7/81, be incorporated into the adjoining house sites and that a financial contribution towards the cost of open space provision be paid by the applicant to the Dublin County Council before commencement of development on the site.

REASONS FOR CONDITIONS

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

County Council:

For Principal Officer

Date:

30th October, 1981.

leaf for further information.

Form 1

6/5/56790

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: W.A. 1001

APPEAL by Brendan Weldon of Edenbrook, Rathfarnham, County Dublin against the decision made on the 30th day of October, 1981, by the Council of the County of Dublin deciding to grant subject to conditions an outline permission to Kevin Stritch, of 31, Barton Drive, Rathfarnham, County Dublin for the erection of seven houses on a site at Edenbrook, Ballyboden Road, Rathfarnham, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the erection of the said seven houses in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are complied with, it is not considered that the proposed development would be injurious to the amenities of adjoining residential properties or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The areas marked "Open Space" at the riverside shall be incorporated into sites numbered 1 and 7 respectively.</p> <p>2. Existing trees on the site shall be preserved as far as possible and the detailed plans and particulars to be submitted to the planning authority for approval shall include inter alia a detailed tree survey indicating the trees proposed to be retained and those proposed to be felled, together with details of the measures to be taken to protect the trees to be preserved during the course of building operations and proposals for additional tree planting on the site.</p>	<p>1. In the interests of residential and recreational amenities.</p> <p>2. In the interests of visual amenity.</p>

Contd./

SECOND SCHEDULE (CONTD).

Column 1 - Conditions	Column 2 - Reasons for Condition
<p>3. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or, failing agreement shall be as determined by An Bord Pleanála.</p> <p>4. 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 of 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 security shall be as agreed between the planning authority and the developer, or failing such agreement, shall be as directed by An Bord Pleanála.</p>	<p>3. The provision of such service 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 service.</p> <p>4. To ensure the satisfactory completion of the development.</p>

Adonis Pingle

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

Dated this 26th day of March 1982