

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 701
1. LOCATION	Riversdale, Ballyboden Road, Rathfarnham S		
2. PROPOSAL	Housing Development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 16.4.80	Date Further Particulars
			(a) Requested (b) Received
			1. _____ 2. _____
4. SUBMITTED BY	Name Garnet Holdings,		
	Address 15 Clyde Road, Ballsbridge, Dublin 4		
5. APPLICANT	Name Garnet Holdings,		
	Address		
6. DECISION	O.C.M. No.	PA/1228/80	Notified 13th June 1980
	Date	13th June 1980	Effect To grant permission,
7. GRANT	O.C.M. No.	PBD/440/80	Notified 23rd July 1980
	Date	23rd July 1980	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.			
16.			

Prepared by

Checked by

Grid Ref.

O.S. Sheet

Copy issued by

Date

Co. Accts. Receipt No

Registrar.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Garnet Holdings,**

15, Clyde Road,

Ballsbridge,

Dublin 4.

Garnet Holdings

Applicant

Decision Order **PA/1228/80, 13/6/80.**
Number and Date

Register Reference No. **TA, 701**

Planning Control No. **10249**

Application Received on **16/4/80.**

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

proposed housing development at Riversdale, Ballyboden Road, Rathfarnham,

CONDITIONS

18. (contd.) These matters must be fully discussed and agreed by the Council's Parks Department before the submission of plans for approval. The existing trees to be retained are to be fenced off and fully protected during the course of the development works. A detailed programme for additional planting or replanting in areas where replacement trees are required, is to be submitted to and approved by the Council.
19. That a separation distance of not less than one metre (1 metre) be provided at the side of each dwellinghouse between each flank and the adjoining garden boundary wall.

REASONS FOR CONDITIONS

19. In the interests of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

28 JUL 1980

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.

FUTURE PRINT

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Register Reference No. TA. 701

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Application Received on 16/4/80.

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

proposed housing development at Riversale, Ballyboden Road, Rathfarnham,

CONDITIONS

13. That site Nos. 27, 28 and 29 be excluded from the development so as to ensure that not more than 37 No. dwellinghouses of the type now proposed are erected on this site.

14. That the areas shown as open space be reserved as public open space and levelled, soiled and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. The open space areas are to be fenced off and fully protected during the course of development works. Plant, stores, machinery, materials, site offices, are not to be located on open space areas. An additional area of open space, approx. 0.13 acres in extent, is to be provided in relation to the 10 extra houses over and above the dwellinghouses which were the subject of a decision to grant permission by order No. PA/1810/79, dated 27/7/79. This additional open space area is to be located within the curtilage of site Nos. 28 and 29 and part of site 17 and to be contiguous with the previously approved open space area at the north boundary of site No. 30. The proposed cul-de-sac and fronting to site Nos. 26-29 is to be reduced in length so as to provide for the continuous open space area at the north side of the site. The specified open space boundary adjoining site No. 26 is to be submitted to and approved by the County Council.

REASONS FOR CONDITIONS

13. In the interests of the proper planning and development of the area and for the purpose of conforming with the Council's density requirements.

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

Contd. Over/

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

23 JUL 1980

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.

FUTURE PRINT

15. That brick finished screen walls not less than 2 metres in height, capped and finished to the requirements of the County Council be provided at (a) east flank of site No. 1; (b) at the south flanks of sites Nos. 34 and 35 (located at back of path line) and not in advance of the front of building line of those 2 houses; (c) at the northern flank of site No. 30, where it adjoins the small open space area and (d) at the northern flank boundary of the revised site No. 26, where it adjoins the additional open space area.

16. That boundary walls not less than 2 metres in height in blockwork, or similar durable materials, be provided at all site boundaries, i.e. the southern side boundary adjoining Edenbrook, the western side boundary adjoining Glenbrook/Fairbrook Estate, the northern boundary adjoining Glenbrook/Fairbrook, the eastern boundary to the open space located at the western side of "Riversdale House" and at the northern side boundary adjoining site boundary of "Riversdale" between site No. 30 and to the revised new access to "Riversdale". Any necessary sections of boundary walling which are to be finished in brickwork, must be approved by the Council.

17. The proposed main access arrangements to Ballyboden Road, including the design and construction of the proposed new bridge works are to be in accordance with the requirements of the County Council. The details of the proposed protective railings on the bridge flanks are to be submitted to the County Council before construction.

18. A revised tree preservation programme with specific details of the measures to be taken for the purpose of preserving existing trees on the site, together with a comprehensive tree surgery programme prepared by a competent tree surgery firm, is to be submitted to and approved by the Council before any constructional work is undertaken on the ~~site~~ site.

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

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

17. In the interests of safety.

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

Contd.

P.K.

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PBD/440/80

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To: **Garnet Holdings,**
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Decision Order
Number and Date **PA/1228/80, 13/6/80.**
Register Reference No. **TA 701**
Planning Control No. **10249**
Application Received on **16/4/80.**

Applicant **Garnet Holdings**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed housing development at Riverdale, Ballyboden Road, Rathfarnham,

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application. 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. That the proposed house be used as a single dwelling unit. £5,625. That a financial contribution in the sum of 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. 	<ol style="list-style-type: none"> To ensure that the development shall be in accordance with the permission and that effective control be maintained. In order to comply with the Sanitary Services Acts, 1878 - 1964. To prevent unauthorised development. 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

23 JUL 1980

IMPORTANT: Turn overleaf for further information.

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.

CONDITIONS	REASONS FOR CONDITIONS
<p>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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £16,500.</p> <p>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.</p> <p style="text-align: right;">Or/</p> <p>(b) Lodgement with the Council of £10,500. 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.</p> <p style="text-align: right;">Or/</p> <p>(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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>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.</p> <p style="text-align: right;">(Contd. ...)</p> <p style="text-align: right;"><i>P.K.</i></p>

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Applicant **Garnet Holdings**

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proposed housing development at Riversdale, Ballyboden Road, Rathfarnham,

CONDITIONS	REASONS FOR CONDITIONS
<p>6. 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.</p> <p>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.</p> <p>10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>In the interest of the proper planning and development of the area.</p> <p>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>(Contd)</p>

Signed on behalf of the Dublin County Council:.....

for Principal Officer

23 JUL 1980

Date:

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CONDITIONS

REASONS FOR CONDITIONS

1.

That all watermain tapings 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.

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.

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.

~~In the interest of visual amenity.~~

P.K.