

CORPORATION OF DUBLIN

PLAN NO. 2365/83 (1438/83)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)	REGISTER REFERENCE YA 2203 YA 2203T
1. LOCATION	sites 1-40 incl. & 132 Grange Rd., Rathfarnham, Dublin 14. S	O.S. NO. GRID REF.
2. PROPOSED DEVELOPMENT	change of house type on site nos. 1-40 incl and 132 (altns. to approved plans).	PREPARED BY: ML CHECKED BY: K.J.
3. TYPE & DATE OF APPLICATION	TYPE APPLICATION DATE P. 19.10.1983	Date Further Particulars: (a) Requested (b) Received 1. 1. 2. 2. 3. 3.
4. SUBMITTED BY	Name F.L. Bent, tbn., ✓ Address 25 Grosvenor Court, Templeville Road, Dublin 12.	
5. APPLICANT	Name Loreto Institute, Address Grange Road, Dublin 14.	
6. DECISION	O.C.M. No. & DATE P3640 14th December, 1983. Date NOTIFIED 15th December, 1983.	EFFECT TO GRANT PERMISSION SUBJECT TO TEN (10) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P3640. 27th January, 1984. Date NOTIFIED 27th January, 1984.	EFFECT PERMISSION GRANTED.
8. APPEAL	NOTIFICATION TO CORPORATION	Decision
9. APPLICATION SECTION 26 (3)	Date of application	Decision
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.	*** LETTER SUBMITTED ON 17th January, '84 IS IN COMPLIANCE WITH CONDITION 5 OF THE GRANT OF PERMISSION DATED 27th January, 1984.	DATE OF ISSUE OF COPY
15.	CERTIFYING OFFICER	
16.	FINANCE OFFICER AND TREASURER'S RECEIPT NO.	



CORPORATION OF DUBLIN

Order of the Assistant City and County Manager
 Local Government (Planning & Development) Acts 1963/82, Local Government (Dublin) Acts 1930-1955

P3640

14 DEC 1983

RECOMMENDATION:

Decision Order No. DB/OK

Date 13.12.83

I hereby endorse the recommendation of the
 Development **PERMISSION** Assistant Grade 1/Planning Assistant Grade 1:

Date 19.10.83

TO GRANT in respect of the Application received on 23/5/83

subject to Loreto Institute, conditions, for the development of Grange Road, Dublin 14 No./Reg. No.

by Applicant Change of house type on site Nos. of 1-40 incl. and 132 (alterations to approved.....

namely to plans at Grange Road, Rathgarnham, Dublin 14.

Signed: *RB* Principal Officer. Date: 14/12/83

ORDER: In accordance with the recommendation of the Principal Officer, I decide that having regard to the provisions which are included in the Development Plan, **PERMISSION** the above proposal would be consistent with proper planning and development and I, therefore, decide TO GRANT therefor under the Local Government (Planning and Development) Acts, 1963/82 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
<p>1. The requirements of the Roads Engineer shall be incorporated in the development:-</p> <p>a) any damage to footpath and or carriageway resulting from building works to be repaired by the Corporation at the developers expense.</p> <p>b) all surface water from each site to be trapped and discharged to drains within the final boundary of the site and none shall be permitted to issue onto the public road.</p> <p>c) all manholes, AJ's, FAI's, etc., to be located within the final boundary of the site with which they are associated.</p> <p>d) gates not to open outwards beyond line of final boundary. There must be no encroachment onto public footpath.</p> <p>e) driveway gradients not to exceed 1 in 40 for the first 20ft. inside boundary.</p> <p>f) subject to the exceptions listed in condition No. 4, the boundary line with public property (or property which may come into public ownership) to consist of a wall except for access points of substantial construction and be at least 18" in height.</p> <p>g) other than direct underground connections to public services, all drains and conduits shall be located within the final boundary of the site.</p> <p>h) at least one car parking space per dwelling unit to be provided within the final boundary of the site of that dwelling.</p> <p>i) the buildings to be set back 25ft. from final boundary with roads.</p> <p>j) the development to comply with the requirements for New Developments and the specification of the Roads Section of the Dublin Corporation for roads and footpaths and be constructed under the supervision of the Corporation Roads Engineers.</p>	<p>To achieve a satisfactory standard of development.</p> <p><i>DM</i> 15/12/83</p> <p>contd..</p>

Assistant City and County Manager Date

to whom the appropriate powers have been delegated by Order of the City and County Manager dated

turning areas to be 200sq. ft. in area with minimum dimension 10ft. and have circumferential footpaths.
 boundary radii at corners to be 50ft.
 m) road gradients not to exceed in grade 1 in 40 nor be flatter than 1 in 180.
 n) road gullies to be spaced not further apart than 37m (120ft.) with extra gullies at road junctions.
 o) turning areas K and E as well as the western public open space to have a 6ft. wide footpath. The eastern public open space to have a 9ft. wide footpath except at turning area/where it may be reduced to 6ft.

2. Any requirements of the Engineering Department (Sanitary Services) to be complied with in the development.

3. The following requirements of the Parks Superintendent shall be incorporated in the development:-

a) the entire area of trees along Grange Road shall be incorporated into the open space.

b) before development commences, a temporary post and rail fence or acceptable alternative at least 1.4m high shall be erected enclosing the area covering the branch spread of trees to be retained on the proposed open space. This fence shall be kept in good repair during development. During Development, storage of materials shall be prohibited *AND THE GROUND SHALL NOT* be disturbed within the confines of the fence. *AP*

c) a detailed landscape plan incorporating a comprehensive tree survey shall be submitted for approval showing proposals for treatment of the public space. Provision in the plans shall be made for passive recreation, pedestrian desire lines, appropriate tree and shrub replanting and roadside trees and planting of grass verges. Detailed landscape plans shall be submitted for the agreement of the Planning Authority and written acceptance obtained prior to commencement of development.

d) all trees shown for retention in the detailed landscape plan shall be the subject on insurance bond for £20,000 for the preservation of such trees. This sum shall be returned to the developers after the completion of the landscape work and retention of the trees to the satisfaction of the Parks Superintendent. Failing the completion, this sum shall be used by the Parks Department in turning out landscape development and tree remedial works on the site.

4. Public open spaces apart from pedestrian access points shall be surrounded by a dwarf wall 18" in height and capped and a 2m high boundary wall capped and rendered to match the existing boundary wall shall be erected from the rear of houses No. 88 to 100 inclusive as well as the side of house No. 116 as shown on the lodged plans. The proposed new boundary wall and piers surrounding the nuns residence shall be replaced by a railing over dwarf wall from the front boundary of house No. 116 through the existing boundary wall to be retained on Grange Road so as to preserve the open space character of the lands to remain with the nuns residence.

5. Applicant shall submit details of which houses are to be hipped and which houses are to have gabled roofs, and the written agreement of the Planning Department shall be obtained for such

To achieve a satisfactory standard of development.

In the interest of visual and residential amenity.

To preserve the open character of the site and to increase the amenity value of the open space.

In the interests of visual amenity and to ensure that the

contd..

Date.....

Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the City & County Manager dated.....day of

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/82, Local Government (Dublin) Acts 1930-1955

P3640

RECOMMENDATION:

Decision On ~~1976~~ ~~1972.83~~

I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1: ~~19.10.83~~

PERMISSION

TO GRANT in respect of the Application received on ~~2365/83~~

subject to ~~Loreto Institute~~ conditions, for the development proposed in Plan No./Reg. No.

by Application ~~Change of house type on site Nos. of 1-40 incl. and 132 (alterations to~~

namely to ~~approved plans~~ at Grange Rd., Rathgarnham, Dublin 14.

Signed: *RB* Principal Officer. Date: 14/12/83

ORDER: In accordance with the recommendation of the Principal Officer, I decide that having regard to the provisions which are included in the Development Plan, the ~~PERMISSION~~ would be consistent with proper planning and development and I, therefore, decide **TO GRANT** therefor under the Local Government (Planning and Development) Acts, 1963/82 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
details prior to commencement of development. The Roofs shall be finished in a black smooth tile similar to the slate finish on surrounding residential development.	development is in accordance with the permission.
6. The development to be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	To comply with permission regulations.
7. Before development commences, approval under the building bye-laws to be obtained and all conditions of the approval to be observed in the development.	To comply with the provisions of the Sanitary Services Acts 1878 to 1964.
8. The developer shall construct and maintain to the Corporations standard all roads, including footpaths, verges, open space, public lighting, car parks, sewers, watermains or drains forming part of the development until taking in charge by the Council ^{CORPORATION} . The open spaces shall be completed prior to commencement of the 50th house on the site.	In the interests of the proper planning and development of the area.
9. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion and maintenance of services, including maintenance until taking in charge by the local authority of roads, watermains, open spaces, car parks, public lighting installation, sewers or drains has been given by: a) Lodgement with the Corporation of an approved insurance complany bond in the sum of £94,500; OR b) Lodgement with the Corporation of a sum of £46,500 to be applied by the Corporation including any interest accrued thereon at its absolute discretion if such services are not	To achieve a satisfactory standard of development.
	contd...

..... Date
Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the City and County Manager dated

Conditions

Reasons for Conditions

fully provided and maintained to its satisfaction on the provision
 and completion of such services to standard specification and
 such lodgement in either case has been acknowledged in writing
 by the Corporation: OR
 c) Lodgement with the Corporation of a letter of guarantee
 issued by the Construction Industry Federation in respect of the
 proposed development in accordance with the guarantee scheme agreed
 with the Corporation.

10. The proposed houses shall be used as single dwelling units
 only.

To ensure that the
 development will be
 in accordance
 with the permission.

Date.....

Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the City & County Manager dated.....day of