## CORPORATION OF DUBLIN

	PLAN NO.	LOCAL GOVERNMENT (PLANNIN DEVELOPMENT) ACTS 1963—1	1982
	1438 /83 (917/83)	PLANNING REGISTER (Par	YA 21.187
	1. LOCATION	Grange Road, Rathfarnham, Dublin 14.	S - 3391-8  GRID REF. 1431-283
	2. PROPOSED DEVELOPMENT	132 houses and amendmen layout on approved residevelopment.	
	3. TYPE & DATE	APPLICATION DATE (a)	Date Further Particulars: Requested (b) Received
-	OF APPLICATION	P. 20.5.1983 2.	1
	4. SUBMITTED BY	Name F.L. Bent, tbn., 25 Grosvenor Cou Address Templeville Road Dublin 12	ırt,
	5. APPLICANT	Name Loreto Institute Grange Road, Address Rathfarnham, Dublin 14.	· ,
	6. DECISION	O.C.M. No. & DATE P2298.  19th July, 1983.  Date NOTIFIED  19th July. 1983.	EFFECT TO GRANT PERMISSION SUBJECT TO TEN (10) CONDITIONS. (SEE OPPOSTE).
	7. GRANT	O.C.M. No. & DATE P2298 20th July, 1984. Date NOTIFIED 20th July, 1984.	EFFECT PERMISSION GRANTED.
	8. APPEAL	NOTIFICATION TO 1983.  CORPORATION	Decision  APPEAL WITHDRAWN.
	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.		DATE OF ISSUE OF COPY
	·15.	· · · · · · · · · · · · · · · · · · ·	CERTIFYING OFFICER
fr.	16.		FINANCE OFFICER AND TREASURER'S RECEIPT NO.





CORPORATION OF DUBLIN f the Assistant City and County

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	for the reasons stated.						
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rning areas to be 2000 sq. ft. in area with minimum contacts of 30ft. and have circumferential footpaths.

- 1) boundary radii at commers to be 50ft.
- m) road gradients not to exceed in grade 1 in 40 nor be flatter than 1 in 180.
- n) road gulleys to be spaced not gurther apart than 37m (120ft.) with extra gulleys 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. The following are the requirements of the Sanitary Services Section, Engineering Department, to be complied with in the development:-
- a) the proposed building/development must be drained on the completely separate system asprovided for on the lodged plans.
- b) waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.
- c) the following propo sed sewer gradients as shown on the lodged plans are too slack and must be increased as follows:-
- S21 820 increase to 1 : 94
- S24 830 increase to 1 : 125
- F5 F4 increase to 1 : 200
- d) connections of proposed 375mm foul sewer and 300mm surface water sewer (mill race replacement sewer) to existing local authority manholes, shall be carried out by Main Drainage Department, Dublin Corporation at the developers expense.
- e) the proposed diversion of existing foul sewer in Grange Road into manhole No. F1 shall be carried out by Main Drainage Dept., Dublin Corporation, at the Corporation's expense.
- f) all sewers and other drainage works shall be constructed in accordance with the latest editions of C.P. 2005; the Tables of External Loads on Buried Pipelines prepared by the Building Research Station, Ministry of Public Buildings and Works and issued by H.M.S.O. They must also comply with any special requirements or conditions of the Drainage Section.
- g) all Mitches or streams bounding or traversing a building site shall be piped or otherwise treated a s directed by the Corporation as Drainage Section.
- h) where sewers are to be laid in footpaths, they shall be laid in such a manner so that a clear space of 3' 6" is maintained between the sewer and any building or boundary wall for the installtion of other public services. It is also essential to provide space adjacent to the kerb for the subsequent erection of public lighting standards.
- i) in order to facilitate the future erection of extensions at the rear of houses, the following provisions shall be made:-
- a) single or combined drains (both foul and surface water) shall be laid at a distance of not less than 5m (or 16ft.) away from the backs of houses.
- b) where a completely separate system is specified, a surface water drain shall in all cases, including terraced houses, be extended to the rear of each house.

To achieve a satisfactory standard of development.

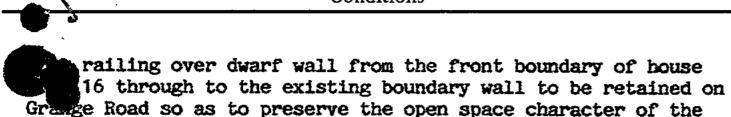
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## CORPORATION OF DUBLIN

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

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Developme	ent Control	Assistant Gra	ade I/Plannin	ng Assistant Grade	e 1:		20.5.8	33 <sup>Date</sup>
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10 GRAN	· A *************					Nia /D	an No	130103
subject to.	Loreto In	condit stitute,	ions, for the	development pro Grange Road,	Rathfarnha	m, Du	iblin 14.	, , , , , , , , , , , , , , , , , , ,
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ORDER:	In accordance	e with the reco	mmendation o	of the Principal Offic	cer, I decide that	t having	regard to th	ne provisions which
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	therefore, de	cide <b>TO GRAN</b>	NTT				41 - C-11	ther
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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 pepartment shall be obtained for such 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.
- 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.
- 7. Before commencement of development, approval under the building bye laws to be obtained and all conditions of the approval to be observed in the development.
- 8. The developer shall construct and maintain to the Corporations standard allroads, 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. The open spaces shall be completed prior to commencement of the 50th house on the site.
- 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 company 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 duly 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) Lodement 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.

In the interests of visual amenity and to ensure that the development is in accordance with the permission.

To comply with permission regulations.

To comply with the provisions of the Sanitary Services Acts 1878 to 1964.

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

To achieve a satisfactory standard of development.

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

***************************************	Date
Assistant City and County Manager	
hom the appropriate powers have been delegated by Order of the City &	County Manager datedday of
19	