

CORPORATION OF DUBLIN

PLAN NO. 192/83 (3015/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE YA 1973 1975
1. LOCATION	Grange Road, Rathfarnham, Dublin 16. <div style="position: absolute; top: 10%; left: 60%; font-size: 2em; font-weight: bold;">S</div>		O.S. NO. S-3391-4 GRID REF. 1431-2837
2. PROPOSED DEVELOPMENT	5 houses		PREPARED BY: CM CHECKED BY: AB
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 31/1/83	Date Further Particulars: (a) Requested (b) Received 1. 2. 3.
4. SUBMITTED BY	Name O'Malley & Bergin, Address 33 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name Loreto Institute, Address c/o 30 Molesworth Street, Dublin 2.		
6. DECISION	O.C.M. No. & DATE P854. 30th March, 1983. Date NOTIFIED 30th March, 1983.		EFFECT TO GRANT PERMISSION SUBJECT TO TEN (10) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P854. 28th June, 1983. Date NOTIFIED 18th July, 1983.		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.			
15.			
16.	DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.		



CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

RECOMMENDATION:

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

Decision Order No.

P854

Date

27 MAR 1983

ATJ/GK

Date **30.3.83**

TO GRANT **permission** in respect of the Application received on **31.1.83**

subject to **10** conditions, for the development proposed in Plan No./Reg. No. **192/83**

by Applicant of

Loreto Institute, C/o. 30 Molesworth Street, Dublin 2.

namely to: **Erect 5 houses at Grange Road, Rathfarnham, Dublin 16.**

Signed: *ATJ* Principal Officer. Date: **30/3/83**

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 above proposal would be consistent with proper planning and development and I, therefore, decide TO GRANT **permission** therefor under the Local Government (Planning and Development) Acts, 1963/76 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
<p>1. The development to be carried out strictly in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p>	<p>To ensure compliance with the relevant permission regulations.</p>
<p>2. 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.</p>	<p>To comply with provision of the Sanitary Services Acts 1878 to 1964.</p>
<p>3. That any permission granted pursuant to this decision shall be construed in the context of and to be constrained by the relevant conditions attached to the previous permission granted pursuant to decision order no. P3835 dated 20.12.82 for the development of 116 houses on Grange Road, Rathfarnham, of which this proposal for five houses forms an integral part, particularly as regards access to public roads and services. In this respect also, any permission granted pursuant to this <i>Decision</i> shall be held to be in ultimate fulfilment of condition no. 1 of the said order no. P3835 which prescribed the extent of further residential development on this site.</p>	<p>To achieve a satisfactory standard of development.</p>
<p>4. Two metre high screen walls dashed and capped be erected between the rear gardens of the houses and the public open space and extended to form the flank walls of the side gardens of the end houses as shown on the lodged plans.</p>	<p>In the interest of visual amenity.</p>
<p>5. That a suitable scheme of tree planting be devised consisting of suitable trees to be planted both inside the rear gardens of the houses along the rear boundary wall so as to provide effective screen around this boundary, with the public open space. Such a scheme to be devised after consultation with the Corporation Parks Department.</p>	<p>In the interest of visual amenity.</p> <p align="right"><i>ATJ 30/3/83</i></p> <p align="right">contd/...</p>

..... 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

The requirements of the Roads Engineer shall be incorporated in development:

To achieve a satisfactory standard of development.

- a) damage to footpath and/or carriageway resulting from the building works to be repaired by the Corporation at the developers expense.
- b) all surface water from inside to be trapped and discharged to drains within the final boundary of that site and none shall be permitted to issue onto the public road.
- c) all manholes, AJ's, FAL's, etc., to be lodged within the final boundary of the site in which they are associated.
- d) gates not to open outwards beyond line of final boundary. There must be no encroachment onto the public footpath.
- e) driveway gradient not to exceed 1 in 40 for the first 20ft. inside boundaries.
- f) the boundary line to public property or property which is to come into public ownership to consist of a wall except for access points of substantial construction and be at least 18" in height.
- g) other than direct underground connections to public services, all drains and conduits shall be located within the final boundary of the site.
- h) at least one car parking space per dwelling unit to be provided within the final boundary of the site of that dwelling.
- i) the buildings to be set back 25ft. from final boundary with roads.
- j) the development to comply with the requirements for new developments and specification of the roads section of the Corporation for roads and footpaths and be constructed under the supervision of the Corporations Roads Engineer.
- k) turning areas to be 2,000 sq. ft. in area with minimum dimension of 30ft. and have a separate circumferential footpath.
- l) boundary radii and corners to be 50ft.
- m) road gradients not to exceed a grade in 1 in 40 nor be flatter than 1 in 80.
- n) road gullies to be spaced not further than 37m - 120 ft. with extra gullies at road junctions.

To achieve a satisfactory standard of development.

7. 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 as provided for on the lodged plans.
- b) waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.
- c) in order to facilitate the future erection of extensions at the rear of houses the following provision shall be made:
 - i) where completely separate system is specified surface water drainage shall in all cases including terraced houses be extended to the rear of each house.
 - ii) single or combined drains (both foul and surface water) shall be laid at a distance of not less than 5m (16ft.) away from the back of the houses.

To achieve a satisfactory standard of development.

8. The developer shall construct and maintain to the Corporation standard all roads, including footpaths, verges, public open space, lighting, car park, sewers, watermain or drains forming part of that development until taking in charge by the council.

In the interest of a proper standard of development.

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

Assistant City and County Manager

Date.....

from 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 1963/76, Local Government (Dublin) Acts 1930-1955

30 MAR 1983

RECOMMENDATION:

Decision Order No. **P854** Date.....

I hereby endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1: **ATJ/GK** Date **30.3.83**

TO GRANT **permission** in respect of the Application received on **31.1.83**

subject to **19** conditions, for the development proposed in Plan No./Reg. No. **192/83**

by Applicant **Loreto Institute,** of **C/o. 30 Molesworth St., Dublin 2.**

namely to: **Erect 5 houses at Grange Road, Rathfarnham, Dublin 16.**

Signed: *[Signature]* Principal Officer. Date: **30/3/83**

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 above proposal would be consistent with proper planning and development and I, therefore, decide **TO GRANT** **permission** therefor under the Local Government (Planning and Development) Acts, 1963/76 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
<p>maintenance until taking in charge by the local authority of roads, open space, car parks, public lighting installation, sewers, watermains or drains has been given by the lodgement to the Corporation of an approved insurance company bond in the sum of £94,500; OR</p> <p>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 specifications and such lodgement in either case has been acknowledged in writing by the Corporation; OR</p> <p>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.</p> <p>This bond conditions refers to the entire development covered by Order No. P3836 of which this development forms part.</p> <p>10. The proposed houses shall be used as single dwelling units only.</p>	<p>To ensure that the development will be in accordance with the permission.</p> <p align="right"><i>[Signature]</i> 30/3/83</p>

..... Date.....
Assistant City and County Manager

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

day of.....19.....