CORPORATION OF DUBLIN

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	PLAN NO. 191/83 (3015/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)	REGISTER REFERENCE			
	1. LOCATION	Grange Road, Rathfarnham, Dublin 16.	O.S. NO. S - 3391-8 GRID REF. 1431-283			
	2. PROPOSED DEVELOPMENT	116 houses	CHECKED BY: PS			
	3. TYPE & DATE OF APPLICATION	TYPE APPLICATION DATE (a) Requested				
		P 31/1/83 2 3				
	4. SUBMITTED BY	Name O'Malley & Bergin, 33 Fitzwilliam Place Address Dublin 2.	•			
	5. APPLICANT	Name Loreto Institute, c/o 30 Molesworth Street, Address Dublin 2.				
	6. DECISION	29th March, 1983. SUB- Date NOTIFIED CONT 29th March, 1983.	TTO GRANT PERMISSION JECT TO ELEVEN (11) DITIONS. (SEE OPPOSITE)			
	7. GRANT	O.C.M. No. & DATE P784 7.6.1983 Date NOTIFIED 8.6.1983	PERMISSION GRANTED (SEE OPPOSITE).			
	8. APPEAL	NOTIFICATION TO Decision CORPORATION	nc			
	9. APPLICATION SECTION 26 (3)	Date of Decision	on			
	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			
Mi e	16.		FINANCE OFFICER AND TREASURER'S RECEIPT NO.			

CORPORATION OF DUBLIN

REC MENDATION: REC MENDATION: Rec Mendation of the Decision Order No. 1784 Date. Development Control Assistant Grade Planning Assistant Grade : ADJ/OK Date. 1992 To GRANT Reminister Decision Order No. 1994 To GRANT Reminister Decision Order No. 1994 Subject to (1	Order of the	ORPORATION OF DUBL	IN	
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Development Control Assistant Grade I/Planning Assistant Grade I: ART/GR Date. TO GRANT permination din respect of the Application received on 31.1.63 subject to	RECOMENDATION	Jesus 1905/76, Local	Government (Dublin) A	cts 1930-19 3 50 MA
TO GRANT. Permination In respect of the Application received on. 11.76 Date. subject to (1 conditions, for the development proposed in Plan No./Reg. No. 191/85 by Applicant. Loreto Institute,	I here endorse the recommendation of the	Decision One	P701	ាន <u>ក្នុង</u> អាក
Signed: Sig	- residing (reads 1 /br		er No	Date
by Applicant. Loreto Institute,	TO GRANT permission	Grade I:	ATJ/GK	
Signed: ORDER: In accordance with the recommendation of the Principal Officer. Date: ORDER: In accordance with the recommendation of the Principal Officer. I decide that having regard to the provisions with the recommendation of the Principal Officer. I decide that having regard to the provisions with the refore, decide 70 GRANT. Permission ORDER: In accordance with the recommendation of the Principal Officer. I decide that having regard to the provisions with the refore, decide 70 GRANT. Permission ORDER: In accordance with the recommendation of the Principal Officer. I decide that having regard to the provisions with the refore, decide 70 GRANT. Permission Conditions Conditions Conditions Conditions Conditions Conditions Reasons for Condition at one public open space. Not however, and the lodged plants may be reserved and to achieve the principal open space. Not however, and the research of the subject of a public open space. Not however, and the required by the condition. The residential development of this space if yet required shall be the subject of a condition. The residential development of this space if yet required shall be incorporated the requirements of the Roads Engineer shall be incorporated and the requirements of the Roads Engineer shall be incorporated and the requirements of the Roads Engineer shall be incorporated and the requirements of the Roads Engineer shall be incorporated and the requirements of the Roads Engineer shall be incorporated and the requirements of the Roads Engineer shall be incorporated and the requirements of the Roads Engineer shall be incorporated and the requirements of the Roads Engineer shall be incorporated and the research of the site with Minich they are associated. The provide for a satistication of the public property (or property which the result of the public property (or property which is into public ownership) to consist of a wall except the public property (or property which is the public property (or property which the public property (or pr			received	71 4 0-
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Signed: Signed: Principal Officer. Date:	namely to	of C/o. 30 Moles	worth or	-54,03
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		Order of the City and Cou	inty Manager dated	

tains and conduits shall be located within the final boundary

east 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 reads. j) the development to comply with requirements for New Developments and to the specification of the Roads Section of the Corporation for roads and footpaths and be constructed under the supervision of the Corporation Roads Engineers.
- k) turning areas to be 2000 sq. ft. in area with minimum dimension

of 30ft. and have circumferential footpaths.

1) 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 gulleys to be spaced not further apart than 37m (120ft.) with extra gulleys at road junctions.
- 3. 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) the following proposed sever gradients as shown on the lodged plans are too slack and must be increased as follows:

S21 - S20 increase to 1 : 94 S24 - S30 increase to 1 : 125

F4 increase to 1 : 200

d) connections of proposed 375mm foul sewer and 300mm surface water sever (mill race replacement sever) 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 sever in Grange Road into manhole No. F1 shall be carried out by Main Drainage Department,

Dublin Corporation at the Corporations expense.

1) all severs 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.SO. They must also comply with any special requirements or conditions of the Drainage Section.

g) all ditches or streams bounding or traversing a building site shall be piped or otherwise treated as directed by the Corporations

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 316" is maintained between the sever and any building or boundary wall for the installation of other public services. It is also essential to provide space adjacent to the kerb for the subsequent erection of public lighting

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.

To achieve a satisfactory standard of development.

contd/...

ssistant	City	and	County	Manager

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

I he y endorse the recommendation of the	Decision Order	P784	Date
Development Control Assistant Grade 1/Planning As	sistant Grade 1:	atj/gk	Dota 23.3.8
TO GRANT permission in r	espect of the Applic	etion received c	Date
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by Applicant Loreto Institute,	-C/n. 30 Molesw	Plan No./Keg. 1	Vo
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namely to: Erect 116 houses at Grange Roa	ille Withtitettettettig	Dublin 10.	் மூர் ஆர் இந்து இந்த இந்த இந்த இந்த இந்த இந்த இந்த இந்த
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181104	m P	rincipal Officer.	Date: 28/3/8
The accordance with the recommendation of the Pri	incipal Officer I decide	that having and	
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•	opment) Acts, 1963/76	subject to the fol	lowing conditions impose
for the reasons stated.		-	ion with a commercial with and
Conditions			
where a completely separate system is stater drain shall in all cases, including tended to the rear of each house. The following requirements of the Parks	terraced houses,	lace be	easons for Conditions
tended to the rear of each house. The following requirements of the Parks incorporated in the development — the existing tree stand on Grange Road stor to the development by the erection of il fence. The entire stand of trees shall blic open space. a detailed landscape plan incorporating rvey shall be submitted for approval show eatment of public open spaces, provision de for an equipped play area, a seating a sire lines, dense tree and showbhare lines.	Superintendent shall be protect a 1.4m high po il be incorporat a comprehensive sing proposals fo in the plan shall area, pedestrian	shall In the and reset and the tree or	
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The proposed new boundary wall and pars surrounding residence shall be replaced by a railing over dwarf wall the front boundary of house No. 116 through to 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 muns residence.

6. Applicant shall submit details of which 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 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.

- 7. 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.
- 8. 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.
- 9. 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. The open spaces shall be completed prior to commencement of the 50th house on the site.
- 10. 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, open spaces, car parks, public lighting installation, sewers, watermains 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) Ledgement 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) 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
- 11. The proposed houses shall be used as single dwelling units only.

the Corporation.

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

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

To ensure compliance with the permission regulations.

To comply with provisi of the Sanitary Servic Acts 1878 to 1964.

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

To achieve a satisfactory standard of development.

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

ssistant City a	nd County Manager	-	200011111111111111111111111111111111111	***********
cowhom the ap	ргоргіаte powers have been deleg	gated by Order of tl	he City & County Manager dated	day of
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