

CORPORATION OF DUBLIN

PLAN NO. 191/83 (3015/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE YA 1972T
1. LOCATION	Grange Road, Rathfarnham, Dublin 16.		O.S. NO. S-3391-8 GRID REF. 1431-283
2. PROPOSED DEVELOPMENT	116 houses		PREPARED BY: CM CHECKED BY: PS
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 P784. 29th March, 1983. Date NOTIFIED 29th March, 1983.		EFFECT TO GRANT PERMISSION SUBJECT TO ELEVEN (11) CONDITIONS. (SEE OPPOSITE)
7. GRANT	O.C.M. No. & DATE P784 7.6.1983 Date NOTIFIED 8.6.1983		EFFECT PERMISSION GRANTED (SEE OPPOSITE).
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 1930-1935 MAR 1983

RECOMMENDATION:
 I hereby endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1: ATJ/GK Decision Order No. P784 Date 23.3.83

TO GRANT permission in respect of the Application received on 31.1.83
 subject to 11 conditions, for the development proposed in Plan No./Reg. No. 191/83
 by Applicant Loreto Institute, of C/o. 30 Molesworth St., Dublin 2.
 namely to: Erect 116 houses at Grange Rd., Rathfarnham, Dublin 16.

Signed: RBF Principal Officer. Date: 28/3/83

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 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. Houses No. 1-22 shall be omitted from the development. The area of these houses and cul de sac road shall be landscaped and used as public open space. Not more than 1.00 acres of the major public open space indicated on the lodged plans may be reserved for residential use having regard to the relocation of public open space required by this condition. The residential development of this space if so required shall be the subject of a further planning application.</p>	<p>In the interests of amenity and to achieve the policy set out in the Dublin Development Plan (par. 2.7.3. to 2.7.5) to maintain the open character of land no longer in institutional use by visually linking to the remaining institutional lands in their parkland setting.</p>
<p>2. The requirements of the Roads Engineer shall be incorporated in the development: a) any damage to footpath and/or carriageway resulting from building works to be repaired by the Corporation at the developers expense. 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. c) all manholes, AJ's, FAI's, etc., to be located within the final boundary of the site with which they are associated. d) gates not to open outwards beyond line of final boundary. There must be no encroachment onto public footpath. e) driveway gradients not to exceed 1 in 40 for the first 20ft. inside boundary. f) the boundary line with public property (or property which may come into public ownership) to consist of a wall, except for access point(s), of substantial construction and be at least 3" in height. g) other than direct underground connections to public services,</p>	<p>To provide for a satisfactory standard of development.</p>

Assistant City and County Manager Date 28/3/83
 to whom the appropriate powers have been delegated by Order of the City and County Manager dated 28/3/83
 of 1983

contd/

Drains and conduits shall be located within the final boundary site.

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 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.

l) 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 sewer 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
 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 Department, Dublin Corporation at the Corporations 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 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 3'6" is maintained between the sewer 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 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.

To achieve a satisfactory standard of development.

contd/...

Date.....

Assistant City and County Manager

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

RECOMMENDATION:

I hereby endorse the recommendation of the

Decision Order No. **P784** Date.....

Development Control Assistant Grade 1/Planning Assistant Grade 1: **ATJ/GK** Date **23.3.83**

TO GRANT permission.....

in respect of the Application received on **31.1.83**

subject to.....conditions, for the development proposed in Plan No./Reg. No. **191/83**

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

namely to: **Erect 116 houses at Grange Road, Rathfarnham, Dublin 16.**

Signed:.....

RB

Principal Officer. Date: **28/3/83**

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

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.

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

a) the existing tree stand on Grange Road shall be protected prior to the development by the erection of a 1.4m high post and rail fence. The entire stand of trees shall be incorporated in the public open space.

b) a detailed landscape plan incorporating a comprehensive tree survey shall be submitted for approval showing proposals for treatment of public open spaces, provision in the plan shall be made for an equipped play area, a seating area, pedestrian desire lines, dense tree and shrubbery planting and roadside tree plantings of grass verges. Detailed landscape plan shall be submitted for the agreement of the Planning Department prior to commencement of development.

c) all trees shown for retention in the detailed landscape plan shall be subject of an insurance bond of £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 trees to the satisfaction of the Parks Superintendent. Failing completion this sum shall be used by the Parks Department in carrying out landscape development and tree remedial work on the site.

5. 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 house No. 88 to 107 inclusive as well as the side of house No. 116 as shown on the

In the interest of visual and residential amenity.

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Assistant City and County Manager

Date.....

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

Conditions	Reasons for Conditions
<p>5. The proposed new boundary wall and piers surrounding the residence shall be replaced by a railing over dwarf wall from 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 mms residence.</p>	<p>To preserve the open character of the site and to increase the amenity value of the open spaces</p>
<p>6. 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 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.</p>	<p>In the interests of visual amenity and to ensure that the development is in accordance with the permission.</p>
<p>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.</p>	<p>To ensure compliance with the permission regulations.</p>
<p>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.</p>	<p>To comply with provisions of the Sanitary Service Acts 1878 to 1964.</p>
<p>9. The developer shall construct and maintain to the Corporation 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.</p>	<p>In the interests of the proper planning and development of the area.</p>
<p>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:</p> <p>a) lodgement with 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 specification 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>To achieve a satisfactory standard of development.</p>
<p>11. 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>

Assistant City and County Manager

Date.....

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