

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10249	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE S SA443
1. LOCATION	Riverdale, Rathfarnham		
2. PROPOSAL	Housing Development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 23.3.79	Date Further Particulars
			(a) Requested 1. 22/5/79 2. _____
4. SUBMITTED BY	Name Garnet Holdings, Address 15 Clyde Road, Ballabridge, Dublin 4		
5. APPLICANT	Name Garnet Holdings, Address _____		
6. DECISION	O.C.M. No.	PA/2810/79	Notified 27th July, 1979
	Date	27th July, 1979	Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	3rd Party	Decision Permission granted
	Type	21/8/79	Effect 18th April 1980
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			
Prepared by		Copy issued by..... Registrar.	
Checked by		Date.....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

COUNTY DUBLIN

Planning Register Reference Number: S.A. 443

APPEAL by Brendan J. Connolly of 34, Butterfield Orchard, Rathfarnham, Dublin 14, and others against the decision made on the 27th day of July, 1979, by the Council of the County of Dublin deciding to grant subject to conditions a permission for residential development at Riversdale, Ballyboden Road, Rathfarnham, to Garnett Holdings, of 15, Clyde Road, Ballsbridge, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said development, in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The site forms part of an area zoned for residential development in the development plan. The development of the site for residential purposes would accord with this zoning and, provided the conditions set out in the Second Schedule are complied with, it is not considered that the development would be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

1. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanala.

1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
<p>2. Before the development is commenced, the developers shall lodge with Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open spaces, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as afore-said of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developers or, failing such agreement shall be as directed by An Bord Pleanála.</p>	<p>2. To ensure the satisfactory completion of the development.</p>
<p>3. All public services such as electrical, communal television and telephone cables required in connection with the development shall be located underground.</p>	<p>3. In the interests of the visual amenity of the area.</p>
<p>4. Public lighting shall be provided on the site in accordance with the standard requirements of the said Council.</p>	<p>4. In the interests of amenity and public safety.</p>
<p>5. The areas shown as open space (other than the area beside site nos. 25 and 26 referred to below) shall be reserved for use as public open spaces and shall be levelled, soiled, seeded and landscaped and be available for use by the residents of the houses on completion of the houses. The open space areas shall be fenced off and protected during the course of the development. Plant, stores, machinery, materials or site offices shall not be located in the open space areas. The area shown as</p>	<p>5. In the interests of residential amenity.</p>

Column 1 - Conditions

Column 2 - Reasons for Conditions

open space beside site nos. 25 and 26 shall be incorporated into the gardens of the houses on these sites, and the screen wall to the south of the sites shall be re-located so as to adjoin the back of the footpath line.

6. Existing trees on the site shall be preserved to the maximum possible extent and, before any development work starts on the site, a detailed tree survey indicating the trees proposed to be retained and those proposed to be felled shall be submitted to and agreed with the planning authority, such survey to be accompanied by details of the measures to be taken to protect the trees to be preserved during the course of building operations, together with proposals for additional tree-planting on the site.

7. The layout of the development shall be amended to provide for a separation distance of not less than three feet between each flank of each house and the boundary wall adjoining. The number of houses on the part of the site occupied by site nos. 1 to 21 (inclusive) should be reduced to 19 so as to enable such separation distances to be provided. An amended layout plan providing for the foregoing shall be submitted to the planning authority before work on the building of any houses commences and the development shall be carried out in accordance with such revised layout plan as may be agreed with the planning authority or, in default of agreement, as may be determined by An Bord Pleanála.

8. Brick-finished screen walls, six feet high and suitably capped, shall be provided at the following locations:-

- (a) the east flank of site no. 1;
- (b) the northern flank of site no. 22 adjoining the open space area, and
- (c) on the southern boundaries of site nos. 25 and 26 (at the back of the footpath line, but not in advance of building lines).

6. 8 and 9. In the interests of the visual amenities of the area.

7. To secure a better standard of layout.

Column 1 - Conditions

Column 2 - Reasons for Conditions

9. Boundary walls, six feet high, shall be provided along the entire southern, western and northern boundaries of the site; such walls may be of blockwork and suitably capped and rendered, save for the walls between the boundary of site no. 29 and the main access to Ballyboden Road, which shall be of brick finish similar to the walls required to be constructed under the terms of condition no. 8 above.

10. Details of the protective railings on the bridge flanks shall be as agreed with the planning authority.

10. In the interests of amenity and public safety.

W. J. COWAN

Member of An Bord Pleanála duly authorized to authenticate the seal of the Board.



Dated this 18th day of APRIL, 1980.

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S.A. 443

P.C. 10249

22nd May, 1979.

Garnet Holdings,
15, Clyde Road,
Ballsbridge,
Dublin, 4.

Re: Proposed residential development (30 Houses) at
Riversdale, Ballyboden Road, Rathfarnham, for
Garnet Holdings

A Chara,

With reference to your planning application received here on 23rd March, 1979, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. (a) Specific details of existing mature trees on these lands, particularly at the southern boundary to the site, i.e. type, girth, spread, age, condition, together with the applicants' proposals for retention or removal.
- (b) Adjustment and alterations to house separation from respective flank boundaries providing for not less than 1 (one) metre clearance on each side with necessary reductions in House Nos. to provide for separations.
- (c) Detailed dimensions of the proposed sites clearly showing for adequate and satisfactory building line clearances from back of path and rear garden depths to Development Plan Standards.
- (d) Details of the existing Electricity Supply Board's distribution lines traversing the site together with the applicants specific proposals for their relocation together with the necessary provision for a transformer sub-station.
- (e) An adjusted open space arrangement which will provide for less splintering of the open space area to be provided.
- (f) Specific details of the proposed bridge finishes and flank railings are required.

Contd. ..

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S.A. 443

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The applicant should mark his reply 'Additional Information' and quote the Register Reference Number given above.

Mise le meas,

For Principal Officer.