

## CORPORATION OF DUBLIN

PLAN NO. (3729/78) 3730/78..		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE <del>3730/78.</del> RA/2411 <sup>T</sup>	
1. LOCATION		Rathfarnham Castle, Dublin 14. Rathfarnham Road, <b>3</b>		O.S. NO. S 3391-4 GRID REF. 1470 28	
2. PROPOSED DEVELOPMENT		123 houses (site B).		PREPARED BY: SN. CHECKED BY: <i>ee</i>	
3. TYPE & DATE OF APPLICATION		TYPE P & B	APPLICATION DATE 9-11-1978.	Date Further Particulars: (a) Requested 1. 4-1-79 2. 3. (b) Received 1. 11-1-79 2. 3. 	
4. SUBMITTED BY		Name Lyon Development Consultants, Address Segrave House, 20 Earlsfort Terrace, Dublin 2.			
5. APPLICANT		Name Rathfarnham Castle Developments Ltd., Address Segrave House, 20 Earlsfort Terrace, Dublin 2.			
6. DECISION		O.C.M. No. & DATE P597. 9th March, 1979. Date NOTIFIED 9th March, 1979.		TO GRANT PERMISSION EFFECT SUBJECT TO SIXTEEN (16) CONDITIONS (SEE OPPOS	
7. GRANT		O.C.M. No. & DATE P597 2-21-5-79 Date NOTIFIED 2-21-5-79		TO GRANT PERMISSION EFFECT SUBJECT TO SIXTEEN (16) CONDITIONS (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) Act, 1963: 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. **PE97**

Date **9-3-79**

**WT/CH**

**9-3-79**

Date: **9.11.78**

**TO GRANT**

**PERMISSION**

in respect of the Application received on

**3730/78**

**3730/78**

subject to **16**

conditions, for the development proposed in Plan No.

Reg. No.

by Applicant **Rathfarnham Castle Development Ltd Segrave House 20 Earlsfort Terrace Dublin 2**

**Erect 123 houses (Site B) at Rathfarnham Castle, Rathfarnham Road, Dublin 14.**

namely to:

Signed: .....

Assistant Principal Officer. Date: **9/3/79**

**ORDER:** In accordance with the recommendation of the Assistant 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) Act, 1963 subject to the following **16** conditions imposed for the reasons stated:

**Conditions**

1. The development to be carried out in accordance with the plans, particulars and specifications lodged with the application and as may be required by the other conditions attached hereto.
2. Before commencement of development, approval under the building bylaws to be obtained and all conditions of the approval to be observed in the development.
3. Each house shall be used only as a single family dwelling.
4. The following requirements of the Engineering Department (Roads Section) to be complied with in the development:-
  - (a) A new boundary wall at least 6 feet high shall be erected along the road widening line on Grange Road and the land between the new boundary wall and existing wall shall be reserved for road widening and shall not be incorporated into the lease of any of the houses. This wall shall be finished to a high standard and capped.
  - (b) Road widening line shall be checked on ground by the Corporation, before the wall is constructed, as the road widening line indicated on the lodged plans is slightly different to the Corporation's line.
  - (c) All surface water from each site shall be trapped and discharged into drains within the curtilage of the site and such a discharge shall be made to the surface water drains where the drainage is on the separate system.
  - (d) All manholes, A.J.'s, F.C.I.'s etc shall be located within the curtilage of the site of each house.
  - (e) All boundaries between private property and public footpaths, roads or open spaces as well as between public footpaths and open spaces (other than footpaths through open spaces) shall consist of walls of substantial construction at

**Reasons for Conditions**

- To ensure that the development will be in accordance with the provision.
- To comply with the provisions of the Sanitary Services Acts 1875-1944.
- To provide for the proper planning and development of the area.
- To achieve a satisfactory standard of development.

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>and twelve high.</p> <p>Driveway shall be designed not to open outwards near the footpath.</p> <p>(g) Driveway gradients shall not exceed 1 in 40 for the first 25 feet measured from the back of the footpath.</p> <p>(h) The specification of the Paving Section of the Corporation shall be used for roads or footpaths and construction shall be to the supervision of the Paving Engineer.</p> <p>(i) The development shall conform with "Requirements for New Developments" of the Corporation, which is obtainable from the Paving Section of the Corporation.</p> <p>(j) The proposed footpath shall be extended around the perimeter of the playing pitch i.e. between house no. 55 and house no. 75 (Site A).</p> <p>(k) A brush block, 1½" in width shall be provided along the perimeter of the site to Loyola Park on the opposite side of the road from house nos 13 to 43. (SITES).</p> <p>A dwarf wall and railing to an overall height of 8 feet shall be provided along the boundary of the site to Rathfarnham Castle to be constructed prior to 1st July, 1982 in the location of the proposed concrete post and chain link fence, from a point adjoining the front boundary of house no. 75 to the boundary of the site on George Road. The proposed concrete post and chain link fence may be erected on a temporary basis until that date if required.</p> <p>Screen walls to houses or corner sites shall be 6 feet in height, properly capped and finished to match the finish of the proposed dwelling houses.</p> <p>A detailed landscaping scheme shall be carried out on site exclusive of the area of existing parkland measuring approximately 5.575 acres, and shall make provision for the followings:-</p>	<p>To preserve the visual amenities of Rathfarnham Castle.</p> <p>In the interest of visual amenity.</p> <p>/s/</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 ..... 19.....

**RECOMMENDATION:**

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

Decision Order No. **P597** Date **8.3.78**

**TO GRANT** PERMISSION

in respect of the Application received on **9.11.78**

subject to **16** conditions, for the development proposed in Plan No. **3730/78** Reg. No. **3730/78**

by Applicant **Rathfarnham Castle Development Ltd Segrave House, 20 Earlsfort Terrace, Dublin 14.**

namely to: **Erect 123 houses (Site B) at Rathfarnham Castle, Rathfarnham Road, Dublin 14.**

Signed: .....

Assistant Principal Officer. Date: **9/3/79**

**ORDER:** In accordance with the recommendation of the Assistant 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** therefor under the Local Government (Planning and Development) Act, 1963 subject to the following conditions imposed for the reasons stated;

**Conditions**

**Reasons for Conditions**

- |  |   |
|--|---|
| (a) Semi mature trees shall be planted in the grass margin in front of every house, and along side gardens of houses in corner positions. The species of trees shall be specified by the Corporation Parks Superintendent.   | To achieve a satisfactory standard of development.  |
| (b) The proposed landscaping of the "playing pitch" and immediately adjoining open space shall make provision for soil drainage, where necessary, subsoil ripping, provision of top soil where required to ensure a minimum depth of 12 cm and sowing of grass on a carefully prepared evenly graded surface, or otherwise shall be developed as required by the Parks Superintendent of the Corporation. The finished level of the open space shall coincide with and conform to the levels of surrounding paths and kerbs. |   |
| (c) All open space, roadside grass margin and play areas shall be completed to the Satisfaction of the Parks Superintendent.   |   |
| The portion of the public open space which is at present existing parkland and which is approximately 5.375 acres in extent shall be maintained as open space. No structures shall be erected on this area of ground. Arrangements shall be made for the transfer of ownership of this piece of ground to the Corporation prior to commencement of any development on the site.  | To provide for the proper planning and development of the area, and in accordance with the additional information supplied. |
| The areas of public open space indicated as "playing pitch" the adjoining open space and other smaller areas of open space shall be developed fully to the satisfaction and specification of the Corporation Parks Superintendent. This work shall be completed to coincide with the completion of the first 100 houses on this site.  | To achieve a satisfactory standard of development.  |
| The proposed layout shall be revised so that houses nos 14 to 16 inclusive and 40 to 56 inclusive (20 houses) shall be omitted   | To preserve existing trees in this area of the site.  |

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

Conditions

Reasons for Conditions

from the development, and shall be replaced by 15 houses, numbered 14 to 16 (inclusive) and 40 to 51 (inclusive). The location of the houses and adjoining roads shall be as indicated on the attached T.P. No. 2999. Prior to commencement of development, the applicant shall submit to the Planning Authority revised drawings (to a scale of 1/500) indicating the required modifications and indicating full details of roads, footpaths, and services and shall obtain the agreement of the Planning Authority in this regard.

The area of ground resulting from the modified layout shall be suitably landscaped and incorporated into the area of public open space.

11. Prior to commencement of the development, fence to the specification of the Parks Superintendent and including a thorn hedge, shall be provided along the boundary of the site to "Loyola Park" from the rear boundary of site no. 13 to the point opposite site no. 49 where it adjoins the area of public open space. This fence may include entrance gates, to "Loyola Park" adjoining house no. 13 and house no. 40.

To protect existing wood-land and trees.

12. All existing trees, shrubs, etc., on the boundary of the site to the Castle Golf Club shall be retained as existing.

To protect the amenities of adjoining golf club.

13. All existing young trees on the site, to be retained, shall be protected during building operations. The manner of this protection shall be decided by the Parks Superintendent of the Corporation and the applicant is therefore, required to consult with the Parks Superintendent prior to commencement of development.

In the interest of amenity

14. The following requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development:-

To achieve a satisfactory standard of development.

(a) drainage shall be on the completely separate system.

ASSISTANT CITY AND COUNTY MANAGER

Date \_\_\_\_\_

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constructed with 375 mm diameter Class "N" concrete pipes laid on a concrete bed and haunched. The invert level of R.H.F. 3 is to be 48.75 m instead of 50.13m and that of R.H.F. 23 to be 47.47 m instead of 47.93 (as shown on the submitted plans). The Corporation will bear the extra cost of laying the district sewer over that of laying a 225 mm diameter sewer which would be needed to serve the applicants site alone i.e. the cost of laying a 375 mm diameter sewer over that of laying a 225 mm diameter sewer plus the cost of the extra excavation.

(b) The laying of a 225 mm diameter pipe as an outfall sewer from the development and parallel to an existing sewer is unacceptable to the Corporation. The Corporation will therefore lay a new sewer from R.H.F. 23 to R.H.F. 47 to replace the existing sewer and accommodate the sewage from the development. It will be laid at approximately the same depth as is shown in the submitted plans. The developer is to pay to the Corporation the estimated cost of the 225 mm diameter sewer over the same length and the Corporation is to pay for the additional cost of the larger district sewer. The lengths of the district sewer involved are 380 metres of 375 mm diameter instead of the same length of 225 mm but 1.37 metres deeper, to be laid by the developer within his site. 280 metres of 375 mm diameter to be laid by the Corporation in the Golf Course, the developer bearing the estimated cost of a 225 mm diameter sewer which he otherwise would have had to construct in accordance with the agreement with the Golf Course Authorities. The applicant is advised to consult with the Sanitary Services Section of the Corporation in relation to the overall cost of the foregoing. Alternatively, in the event that acceptable proposals for the carrying out of this work by the applicant are agreed to in writing, by the Dublin Chief Engineer (Sanitary Services Section) Dublin Corporation, prior to commencement of development, the 375 mm district sewer through the Golf Course may be constructed by the applicant

/ 101

Date \_\_\_\_\_

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the City &amp; County Manager dated ..... day of ..... 19.....

**RECOMMENDATION:**

Decision Order No. P597 Date .....

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 : ..... ET/ER ..... Date: 8-1-78 .....

**TO GRANT** ..... **PERMISSION** ..... In respect of the Application received on 8.11.78 .....

subject to 16 ..... conditions, for the development proposed in Plan No. 3730/78 ..... Reg. No. 3730/78 .....

by Applicant Rathfarnham Castle Development Ltd. Segrove House 20 Earlsfort Terrace, Dublin .....

namely to: Erect 123 houses (Site B) at Rathfarnham Castle, Rathfarnham Road, Dublin 14. .....

Signed: ..... Assistant Principal Officer. Date: 9/3/79 .....

**ORDER:** In accordance with the recommendation of the Assistant 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) Act, 1963 subject to the following 16 conditions imposed for the reasons stated;

Conditions	Reasons for Conditions
<p>(b) All sewers and other drainage work 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 M.M.C.C. they must also comply with any special conditions or requirements of the Drainage Section.</p> <p>(c) All ditches or streams bounding or traversing a building site shall be piped or otherwise treated as directed by the Corporation's Drainage Department.</p> <p>(d) 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.</p> <p>(e) In order to facilitate the future erection of extensions to the rear of houses, the following provisions should be made</p> <p>i. single or combined drain (both foul and surface water) shall be laid at a distance of not less than 5 metres or (16 feet) away from the backs of houses.</p> <p>ii. where a completely separate drainage system is specified a surface water drain shall in all cases, including terraced houses, be extended to the rear of each house.</p> <p>(f) waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.</p> <p>(g) Foul sewers within the development to be as indicated on the plans lodged on 11th January, 1979 except where amended as follows:-</p> <p>district sewer within the estate, i.e. from M.H.F. 3 to M.H.F. 23 may be laid by the developer. This pipeline is to</p>	

ASSISTANT CITY AND COUNTY MANAGER

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

## RECOMMENDATION:

Decision Order No. P597 Date .....

I endorse the recommendation of the

Assistant Control Assistant Grade 1/Planning Assistant Grade 1 : WT/EH Date: 8-3-78

GRANT PERMISSION in respect of the Application received on 8.11.78

subject to 16 conditions, for the development proposed in Plan No. 3730/78 Reg. No. 3730/78

by Applicant Rathfarnham Castle Development Ltd Segrave House 20 Earlsfort Terrace, Dublin 2.

namely to: Erect 123 houses (Site B) at Rathfarnham Castle, Rathfarnham Road, Dublin 14.

Signed: .....

Principal Officer. Date: 9/3/79

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) Act, 1963 subject to the following 16 conditions imposed for the reasons stated:

Conditions	Reasons for Conditions
to the Corporation requirements with an agreed additional cost of laying the 375 mm pipe over the 225 pipe being paid to the applicants by the Corporation. (i) All other requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development.	
15. 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 space, 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 £46,200. RB	
or (b) Lodgement with the Corporation of a sum of £22,900 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 the Corporation.	/.....

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.....

Conditions

Reasons for Conditions

16. A suitable scheme of public lighting to be implemented in the development prior to the completion of the first 100 houses and details of the scheme to be submitted and agreed with Dublin Corporation prior to the commencement of development of the site.

To achieve a satisfactory standard of development.

ASSISTANT CITY AND COUNTY MANAGER

Date

to whom the appropriate powers have been delegated by Order of the City & County Manager dated ..... day of ..... 19 .....