

CORPORATION OF DUBLIN

PLAN NO. (2990/74) 3729/78.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE 3729/78. RA 2410 ^T
1. LOCATION	(Rathfarnham Castle) Rathfarnham Road Dublin 14. (site "A").		O.S. NO. S 3391-4 GRID REF. 070 280
2. PROPOSED DEVELOPMENT	112 houses. S		PREPARED BY: SN. CHECKED BY: EC
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, Earlsfort Terrace, Dublin 2		
5. APPLICANT	Name Rathfarnham Castle Developments Ltd., Address Segrave House, Earlsfort Terrace, Dublin 2.		
6. DECISION	O.C.M. No. & DATE P600 ¹ 9th March, 1979. Date NOTIFIED 9th March, 1979.		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHTEEN (18) CONDITIONS (SEE OPPOS
7. GRANT	O.C.M. No. & DATE P600. 11-5-1979. Date NOTIFIED 11-5-1979.		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHTEEN (18) CONDITIONS (SEE OPPOS
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.

PAGE

- 3 MAR 1979

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Decision Order No. **ST/CE**

Date **9.2.79**

Date **9/1/79**

TO GRANT **18**

in respect of the Application received on **11/1/79**

subject to **18** conditions, for the development proposed in Plan No. **11/1/79**

Reg. No. **11/1/79**

by Applicant **Bathfarnham Castle Developments Ltd., 23 Marlborough Ave., 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 **18** is consistent with proper planning and development and I, therefore, decide TO GRANT **18** therefor under the Local Government (Planning and Development) Act, 1963 subject to the following conditions imposed for the reasons stated:

Conditions

Reasons for Conditions

1. 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.

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

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.

To comply with the provisions of the Sanitary Services Acts 1878 to 1960

3. Each house shall be used only as a single family dwelling.

To provide for the proper planning and development of the area.

4. The following requirements of the Engineering Department (Roads Section) to be complied within the development:-

To achieve a satisfactory standard of 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 the 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.A.I.'s, etc. shall be located within the curtilage of the site of each house.

e) Boundaries between private property and public footpaths, 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 least 18" high.

Contd./...

ASSISTANT CITY AND COUNTY MANAGER

Date

to whom the appropriate powers have been delegated by Order of the City and County Manager dated **10**

Conditions

Reasons for Conditions

Gates to driveway shall be designed not to open outwards
or the footpaths.

a) Driveway gradients shall not exceed 1 in 40 for the first
20 feet measured from the back of the footpath

b) 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.

i) The development shall conform with "Requirements for new
Development" of the Corporation, which is obtainable from the
Paving Section of the Corporation.

j) The proposed footpaths shall be extended around the perimeter
of the playing pitch, i.e. between house No. 54 to house No. 73

(Site A). *The footpaths in each case shall enclose the tennis courts*
b) A brush block, 14" 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 49. *(Site B)*

3. A dwarf wall and railing to an overall height of 3 feet shall be
provided along the boundary of the site to Rathfarnham Castle
to be constructed prior to 1st July, 1962 in the location of the
proposed concrete post and chain link fence, from a point
adjoining the front boundary of House No. 73 to the boundary of
the site on Grange Road. The proposed concrete post and chain
link fence may be erected on a temporary basis until that date
if required.

To preserve the visual
amenities of Rathfarnham
Castle.

4. Screen walls to houses on corner sites shall be 6 feet in height, in the interest of
properly capped and finished to match the finish of the proposed
dwelling houses.

visual amenity.

7. A detailed landscaping scheme shall be carried out on site
exclusive of the area of existing parkland measuring
approximately 3.375 acres, and shall make provision for the
following:-

Date _____

ASSISTANT CITY AND COUNTY MANAGER

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

CORPORATION OF DUBLIN
Order of the Assistant City and County Manager
Local Government (Planning & Development) Act, 1963: Local Government (Dublin) Acts 1930-1955

P400

5 MAR 1979

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1

Decision Order No. Date

WT/GK

5.2.79

PERMISSION

TO GRANT

in respect of the Application received on

subject to conditions, for the development proposed in Plan No. Reg. No.

by Applicant **Rathfarnham Castle Developments Ltd., Seagrave Mount, 20 Rathfarnham Road, Dublin 14.**

Erect 112 houses (Site A) at Rathfarnham Castle, Rathfarnham Road, Dublin 14.

namely to:

Signed: Assistant Principal Officer. Date: **8/3/79**

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 **is** 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.

(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 margins and play areas shall be completed to the satisfaction of the Parks Superintendent.

8. 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.

9. 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.

To provide for the proper planning and development of the area, and in accordance with the additional information supplied.

To achieve a satisfactory standard of development.

ASSISTANT CITY AND COUNTY MANAGER

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

Conditions

Reasons for Conditions

1. The site boundary of house no. 56 shall be modified in accordance with the layout indicated in the attached map TP2999.

To achieve a satisfactory standard of development

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

To protect the amenity of the adjoining Golf Club

12. All existing sound 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

13. The following requirements of the Engineering Department (Sanitary Services) to be complied within the development.

To achieve a satisfactory standard of development

a) drainage shall be on the completely separate system.

b) all sewers and other drainage work shall be constructed in accordance with the latest editions of C.P. 2003; 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 conditions or requirements of the Drainage Section.

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.

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.

e) in order to facilitate the future erection of extensions at the rear of houses, the following provisions shall be made:-

1) 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.

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

Decision Order No. **P600** Date

Development Control Assistant Grade 1/Planning Assistant Grade 1 : **ST/GK** Date: **9.3.79**

TO GRANT **PERMISSION** in respect of the Application received on **11.1.78** 7/10/78

subject to **18** conditions, for the development proposed in Plan No. **3729/78** Reg. No. **3729/78**

by Applicant **Rathfarnham Castle Developments Ltd., Seagrave House, 20, Kevinsfort Tce., Dublin**
namely to: **Erect 112 houses (Site A) 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 **18** conditions

imposed for the reasons stated:

Conditions

Reasons for Conditions

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.
f) waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.
g) foul sewers within the development to be as indicated on the plans lodged on 11.1.79 except where amended as follows:
The 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 be constructed with 375mm diameter Class M concrete pipes laid on a concrete bed and haunched. The invert level of M.H.F. 3 is to be 48.75m instead of 50.13m and that of M.H.F. 23 to be 47.47m instead of 47.93m (as shown on the submitted plans). The Corporation will bear the extra cost of laying the district sewer over that of laying a 225mm diameter sewer which would be needed to serve the applicants site alone, i.e. the cost of laying a 375mm diameter sewer over that of laying a 225mm diameter sewer plus the cost of the extra excavation.
h) the laying of a 225mm diameter pipe as an outfall sewer from the development and parallel to an existing sewer is unacceptable to the Corporation. The Corporation will therefore be laid at approximately the same depth as is shown in the submitted plans. The developer is to pay the Corporation the estimated cost of the 225mm 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 380m of 375mm diameter instead of the same length of 225mm but 1.37m deeper to be laid by the Corporation in the Golf Course, the developer bearing the estimated cost of a 225mm 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.

Rs
lay a new sewer from M.H.F. 23 to M.H.F. 47, to replace the existing sewer and accommodate the sewage from the development. I will.

Contd/.

ASSISTANT CITY AND COUNTY MANAGER

Date

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

RECOMMENDATION:

I hereby endorse the recommendation of the

Decision Order No. **P600** DateDevelopment Control Assistant Grade 1/Planning Assistant Grade 1 : **VF/GK** Date: **9.3.79**TO GRANT **PERMISSION** in respect of the Application received on **12.7.78** **7/10/78**subject to **18** conditions, for the development proposed in Plan No. **3719/78** Reg. No. **3719/78**by Applicant **Rathfarnham Castle Developments Ltd., Seagrave House, 20, Earlsfort Terrace, Dublin**namely to: **Erect 112 houses (Site A) at Rathfarnham Castle, Rathfarnham Road, Dublin 14.**

Signed:

Principal Officer, Date: **7/3/79**

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 **18** conditions

imposed for the reasons stated;

Conditions

Reasons for Conditions

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.

f) waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.

g) foul sewers within the development to be as indicated on the plans lodged on 11.1.79 except where amended as follows:

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

h) the laying of a 225mm diameter pipe as an outfall sewer from the development and parallel to an existing sewer is unacceptable to the Corporation. The Corporation will therefore be laid at approximately the same depth as is shown in the submitted plans. The developer is to pay the Corporation the estimated cost of the 225mm 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 380m of 375mm diameter instead of the same length of 225mm but 1.37m deeper to be laid by the Corporation in the Golf Course, the developer bearing the estimated cost of a 225mm 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.

lay a new sewer from M.H.F. 23 to M.H.F. 47, to replace the existing sewer and accommodate the sewage from the development. It will.

Contd/...

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.....

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Decision Order No. P600

Date

WT/GK

Date:

9.3.79

9.11.78

TO GRANT

in respect of the Application received on

Subject to

conditions, for the development proposed in Plan No.

3729/78

Reg. No.

3729/78

by Applicant

Rathfarnham Castle Developments Ltd., Seagrave House, 20 Earlsfort Tce., Dublin 2.

namely to:

(Site A)
Erect 112 houses 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

therefor under the Local Government (Planning and Development) Act, 1963 subject to the following conditions imposed for the reasons stated:

Conditions	Reasons for Conditions
The group of sound trees in the north eastern section of the site and situated in sites Nos 19 & 20, shall be retained unless affected by essential building operations. Adequate protection shall be given to these trees during building operation. The manner of this protection shall be decided by the Corporations Parks Superintendent.	In the interest of amenity.
A screen wall 6ft. in height finished to a high standard and capped shall be provided along the boundary of the site to Rathfarnham Castle adjoining house Nos. 75, 94, 95 and 112.	In the interest of amenity.
A suitable scheme of public street 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 on the site.	To achieve a satisfactory standard of development.
No dwelling houses shall be occupied on the site prior to the construction of the access roadway from the new by-pass roadway at the west of the site to the site itself.	In the interests of the proper planning and development of the area.

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.....

Decision Order No. P600 Date 9.3.79

RECOMMENDATION:

whereby I endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 : WT/GK Date: 9.11.78

TO GRANT in respect of the Application received on 3729/78 Reg. No. 3729/78

subject to conditions, for the development proposed in Plan No. 3729/78

Applicant Rathfarnham Castle Developments Ltd., Seagrave House, 20 Earlsfort Tce., Dublin 2.

namely to: Erect 112 houses 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

therefor under the Local Government (Planning and Development) Act, 1963 subject to the following conditions

imposed for the reasons stated;

Conditions	Reasons for Conditions
The group of sound trees in the north eastern section of the site and situated in sites Nos 19 & 20, shall be retained unless affected by essential building operations. Adequate protection shall be given to these trees during building operation. The manner of this protection shall be decided by the Corporations Parks Superintendent.	In the interest of amenity.
A screen wall 6ft. in height finished to high standard and capped shall be provided along the boundary of the site to Rathfarnham Castle adjoining house Nos. 75, 94, 95 and 112.	In the interest of amenity.
A suitable scheme of public street 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 on the site.	To achieve a satisfactory standard of development.
No dwelling houses shall be occupied on the site prior to the construction of the access roadway from the new by-pass roadway at the west of the site to the site itself.	In the interests of the proper planning and development of the area.

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 Con

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 375mm district sewer through the Golf Course may be constructed by the applicant to the Corporation requirements with an agreed additional cost of laying the 375mm pipe over the 225mm 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.

4 That no development under any permission granted pursuant to the 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 ~~£10,000~~ £97,850 RB

or

b) lodgement with the Corporation of a sum ~~£10,000~~ £23,450 RB 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.

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