

CORPORATION OF DUBLIN

PLAN NO. (2304/77) 51/77.		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE M 3547 T	
1. LOCATION		Crannagh Road (Opp. Rathfarnham Park) Rathfarnham, Dublin 14.		O.S. NO. 22 VII GRID REF. 1451 2912	
2. PROPOSED DEVELOPMENT		2 three storey blocks of 27 flats.		PREPARED BY: SN. CHECKED BY: JK	
3. TYPE & DATE OF APPLICATION		TYPE P.	APPLICATION DATE 21st Oct. 1977.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY		Name R. Urbach, tbn., Address 27, Ballytore Road, Dublin 14.			
5. APPLICANT		Name Darwen Developers Limited, Address 200, Rathfarnham Road, Dublin 14.			
6. DECISION		O.C.M. No. & DATE P3019. 16th December 1977. Date NOTIFIED 16th December 1977.		EFFECT TO GRANT PERMISSION SUBJECT TO TWENTY (20) CONDITIONS (SEE OPPOSITE).	
7. GRANT		O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL 8A DATE OF AN BORD		NOTIFICATION TO 9th January 1978. CORPORATION 15th August, 1978.		Decision PERMISSION GRANTED SUBJECT TO EIGHT (8) CONDITIONS (SEE OPPOSITE).	
9. APPLICATION SECTION 26 (3)		PLEANALA'S DECISION Date of application		Decision	
10. COMPENSATION		Ref. in Compensation Register			
11. ENFORCEMENT		Ref. in Enforcement Register 5745 - Section 35			
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.					
15.					
16.		DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.			

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

PERMISSION

TO GRANT

20

in respect of the Application received on

subject to conditions, for the development proposed in Plan No. 3051/77 Reg. No. 3051/77

by Applicant **Garven Developments Ltd.** of **208, Rathfarnham Road, Dublin 14.**

namely to: **Erect 2 three storey blocks of 27 flats at Crough Road (Opp. Rathfarnham Park) Rathfarnham, Dublin 14.**

Decision Order No. **93019** Date **DEC 1977**

3051/77 Date: **2.12.77**

21st October, 1977

3051/77 Reg. No. **3051/77**

Signed: *[Signature]*

Principal Officer. Date: **12/12**

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 **20** 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 the 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 1878-1964. |
| 3. Any requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development. | To ensure an adequate standard of development. |
| 4. The area indicated as open space on the lodged plans shall be maintained in private ownership and shall be developed and maintained to a high standard, and shall be reserved exclusively for the use of the occupants of the proposed flats. | To ensure an adequate area of private open space in conjunction with the proposed development. |
| 5. The proposed access road and car parking area shall be maintained, for all time, in private ownership and shall be kept in a satisfactory state of repair. | To ensure an adequate standard of development as the access roadway does not comply with the Corporation's requirements and standards for a public road. |
| 6. The following requirements of the Engineering Department (Roads Section) to be complied with in the development:-
Costs/..... | To ensure an adequate 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.....day

Conditions

Reasons for Conditions

6. (a) All surface water shall be trapped and discharged to drains within the curtilage of the site.
 (b) All manholes, A.I.'s & F.A.I.'s etc. shall be located within the curtilage of the site.
 (c) The gradient of the access road shall not exceed 1 in 45 for the 25 feet next to the entrance from Cranagh Road.
 (d) The public footpath at the corner shall be reconstructed by the Corporation at the applicant's expense.
7. All existing trees along the southern boundary of the site shall be retained, unless they are diseased or dangerous, and insofar as is consistent with the proposed location of parking bays along this boundary.
8. The area indicated as off street car-parking shall be reserved exclusively for such use.
9. The roof of the proposed buildings shall be finished in either natural slate or blue/black asbestos slating.
10. All external walls shall be entirely faced in clay brick with the possible exception of the external walls to the proposed balcony areas which shall be finished in either clay brick or tyrolux rendering or a similar high gloss rendering.
11. A low wall 2 feet ¹⁰/₁₂ feet in height, of clay brick, to match the brick on the facade of the proposed building, shall be erected along the frontage of the site to Cranagh Road.

In the interest of visual amenity.

To ensure an adequate standard of development.

In the interest of visual amenity.

In the interest of amenity.

To ensure an adequate 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

P3028

16 DEC 1977

RECOMMENDATION:

I hereby endorse the recommendation of the

Decision Order No.

Date

3/7/77

21.12.77

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Date:

21st October, 1977

TO GRANT

in respect of the Application received on

30.11/77

30.11/77

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

Baron Developers Ltd.

200, Rathfarnham Rd. Dublin 14.

Reg. No.

by Applicant

Exact 2 three storey blocks of 17 flats at Rathfarnham Rd. (Opp. Rathfarnham Park)

namely to:

Rathfarnham, Dublin 14.

Signed:

Principal Officer. Date:

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

12. The extra car parking spaces shall be provided in continuation of the proposed parking layout beyond car parking Space No. 1 on the southern boundary of the site. *See*

To ensure an adequate standard of development.

13. Prior to commencement of development, the applicant shall consult with the Chief Medical Officer and shall comply with his requirements in regard to the following:-

To comply with the relevant health regulations and to ensure an adequate standard of health protection.

(a) Permanent ventilation to the outer air to be provided for all bathrooms/water closets sited adjoining external walls.

(b) All internal bathrooms/water closets shall be mechanically ventilated and operated by the electric light switch.

(c) The proposed method of heating shall be shown. If oil-fired central heating is installed it will be necessary to show the capacity of the boiler plant, as it is now insufficiently detailed. Boiler ratings, furnace construction, type of fuel and its sulphur content, maximum fuel consumption per hour, stack heights and flue dimensions shall be indicated.

(d) Provision shall be made for the storage and assembly of domestic refuse for disposal.

To ensure adequate protection from fire hazards

14. Prior to commencement of development the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements in relation to the prevention of fire hazards, in particular, the provision of adequate means of escape in case of fire, and adequate fire fighting facilities.

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

of..... 19.....

Conditions

Reasons for Conditions

15. A suitable belt of trees shall be planted, as screening, along the western boundary of the site, from the northern point of the block containing 18 flats, i.e. the gable wall, to the southern boundary of the site.

In the interest of amenity.

16. A new pedestrian access to the site shall be formed by the continuation, to the public road, of the proposed footpath on the eastern gable wall of the block containing nine flats. The entire footpath shall be increased in width to six feet.

To ensure an adequate standard of development.

17. The proposed stretch of footpath on the southern gable of the block containing eighteen flats shall be omitted and the resulting area shall be used as circulation space for adjoining parking spaces.

To ensure an adequate standard of development.

18. The area of open space adjoining parking spaces nos. 19 to 28 shall be slightly reduced and shall be incorporated in the area of car parking, so as to allow for all parking bays having a length of 18ft. and an accompanying circulation aisle 20ft. in width.

To ensure an adequate standard of development.

19. A 5 feet high hedge shall be planted across the frontage of the site from the footpath adjoining the eastern gable wall of the block containing nine flats (as a line taken in continuation of the front wall of the block) to the eastern boundary of the site.

To ensure the privacy of the area of open space.

Contd/.....

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

16 DEC 1977

RECOMMENDATION:

I hereby endorse the recommendation of the

Decision Order No. **P3019** Date

Development Control Assistant Grade 1/Planning Assistant Grade 1 : **JC/Wed.** Date: **2.12.77**

PERMISSION

TO GRANT in respect of the Application received on **21st October, 1977**

subject to **20** conditions, for the development proposed in Plan No. **3051/77** Reg. No. **3051/77**

by Applicant **Derwin Developers Ltd.** of **200, Rathfarnham Road, Dublin 14.**

namely to: **Erect 2 three storey blocks of 27 flats at Crannagh Rd. (Opp. Rathfarnham P. Rathfarnham, Dublin 14.**

Signed:

Principal Officer. Date:

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 **20** conditions imposed for the reasons stated;

Conditions	Reasons for Conditions
20. The existing gate on the eastern boundary of the site shall be removed and replaced with a smaller, pedestrian only, gate. A new section of wall, similar in height and composed of the same or similar materials as the existing wall, shall be constructed in order to permit the carrying out of this requirement, and in order also to provide for the continuity of the boundary wall on the eastern boundary of the site, except at new pedestrian gate. The existing wall on this boundary shall be maintained at its present height and in good repair, for all time.	To protect residential amenity.

ASSISTANT CITY AND COUNTY MANAGER

Date

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

AN BORD PLEANÁLA

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

Dublin County Borough

Planning Register Reference Number: 3051/77

APPEALS by P. Kelleher of 10, Crannagh Road, Rathfarnham, Dublin and others against the decision made on the 16th day of December, 1977 by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to grant subject to conditions a permission to Darwen Developers Limited of 200 Rathfarnham Road, Dublin for the construction of 27 flats in two three-storey blocks at Crannagh Road, Rathfarnham Dublin in accordance with plans and particulars lodged with the Dublin Corporation:

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 construction of the said flats 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

It is considered that the development would not be seriously injurious to the residential amenities of property in the vicinity nor be otherwise contrary to the proper planning and development of the area provided it is carried out in accordance with the conditions set out in the Second Schedule hereto.

Contd./.....

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reason for Conditions
<p>1. Before the development is commenced a revised layout setting back the block of eighteen flats 30 feet from the western boundary of the site, and an appropriate landscaping scheme which shall include a screening belt of trees along the western boundary of the site shall be submitted to and agreed with the planning authority or in default of agreement shall be as determined by An Bord Pleanála and the work shall be carried out in accordance with the said plans as so agreed or determined. The revised layout shall provide for a total of 28 car parking spaces to service both blocks of flats. These car parking spaces shall not be used for any other purpose.</p>	<p>1. & 2. In the interests of the residential amenities of the area.</p>
<p>2. The existing gate on the eastern boundary of the site shall be removed and replaced by a new section of wall similar in height and composed of the same or similar materials as the existing wall.</p>	
<p>3. The developer shall ensure that the area indicated as open space on the lodged plans shall be maintained as such for the use of the occupants of the proposed flats.</p>	<p>3. & 4. In the interests of the amenities of the residents of the flats.</p>
<p>4. The developer shall ensure that the proposed access road and car-parking area are kept in a satisfactory state of repair.</p>	
<p>5. All existing trees along the southern boundary of the site except those diseased or dangerous or which are required to be removed to accommodate the development shall be retained.</p>	<p>5,6,7, & 8. In the interests of visual amenity.</p>

Contd./

SECOND SCHEDULE (Contd./.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>6. The roofs of the proposed flat blocks shall be finished in either natural slate or blue/black asbestos slating.</p> <p>7. All external walls shall be entirely faced in clay brick except that the external walls to the proposed balcony areas may be finished in either clay brick or tyrolean rendering or a similar high class rendering.</p> <p>8. A low wall 2 feet to 2½ feet in height of clay brick to match the clay brick on the facade of the two flat blocks, shall be erected along the frontage of the site to Crannagh Road.</p>	



BRENDAN O'DONOGHUE

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

Dated this 15th day of August 1978.