

# CORPORATION OF DUBLIN

PLAN NO. 1621/73.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part 1)		REGISTER REFERENCE 1415/73 F 288 PT										
1. LOCATION	1, BALLYTORE ROAD, RATHFARNHAM.		O.S. NO. 22 V11 GRID REF. 1458294										
2. PROPOSED DEVELOPMENT	DWELLING HOUSE.		PREPARED BY: P.H. CHECKED BY: 16										
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 6th July, 1973.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1. ....</td> <td>1. ....</td> </tr> <tr> <td>2. ....</td> <td>2. ....</td> </tr> <tr> <td>3. ....</td> <td>3. ....</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. ....	1. ....	2. ....	2. ....	3. ....	3. ....
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(a) Requested	(b) Received												
1. ....	1. ....												
2. ....	2. ....												
3. ....	3. ....												
4. SUBMITTED BY	Name MAURICE N. BROGAN, Address 81 SOUTH PARK, FOXROCK, CO. DUBLIN.												
5. APPLICANT	Name K. M. CALLAN, Address 1, BALLYTORE ROAD, RATHFARNHAM.												
6. DECISION	O.C.M. No. & DATE P1958. 4th September 73 Date NOTIFIED 4th September 73	EFFECT TO GRANT PERMISSION SUBJECT TO (6) CONDITIONS (SEE OPPOSITE)											
7. GRANT	O.C.M. No. & DATE Date NOTIFIED	EFFECT											
8. APPEAL 8A. Date of Minister's Decision.	NOTIFICATION TO 28th Sept, 73. CORPORATION 22nd April, 74.		Decision PERMISSION GRANTED SUBJECT TO (2) TWO CONDITIONS. (SEE OPPOSITE)										
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

CITY TREASURER



Reg  
- 4 SEP 1973

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Decision Order No. **P1558** Date

Date: **3.9.73**

TO GRANT **PERMISSION**

in respect of the Application received on

**6th July, 1973**

subject to **6** conditions, for the development proposed in Plan No.

**1681/73**

Reg. No.

**1681/73**

by Applicant **K.M. Callan, Esq.**

of

namely to: **Erect Dwelling House at 1, Ballytore Road, Rathfarnham.**

Signed: Assistant 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 **6** conditions

imposed for the reasons stated;

Conditions

Reasons for Conditions

(1) The development to be carried out in conformity with a grant of permission by the planning authority. Any requirements of the Engineering Department to be complied with prior to commencement of use of the building. Approval under the building bye-laws to be obtained and all conditions of approval to be observed in the development.

To achieve a satisfactory standard of development.

(2) A clear passage at least 3 ft. 6 ins. in width to be left between the proposed garage building and the party boundary - no windows to be provided along the wall facing this boundary, except if required, high-level toilet window in obscured glass.

To safeguard residential amenity.

(3) All sound trees on the site to be retained except those affected by necessary building operations in connection with the development.

To safeguard visual amenity.

(4) A boundary fence of substantial construction at least 18" high must be preserved along Ballytore Road frontage, except at indicated vehicular access. Gates in vehicular access must be designed not to open outwards over public footpath. Gradient of drive-in must be not more than 1 in 40 for a distance of at least 20 ft. inside front boundary fence. All surface water must be trapped and discharged into drains within the boundaries of the site. Prior to commencement of development, acceptable arrangements must be made with Paving Department for reconstruction at proposer's expense, of public footpath opposite proposed vehicular access. The drainage layout must be a completely separate system, therefore, a revised drainage layout must be submitted to the **E.T.O.**

To ensure a proper 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

Conditions

Reasons for Conditions

Engineering Department for written agreement thereto, before any development takes place.

(5) The garage to be used only for purposes incidental to the enjoyment of the dwelling house as such.

To protect the amenity of the area.

(6) The entire premises to be used only as a single dwelling unit.

To prevent unauthorized development i.e. the formation of one or more flats (including bed-sitting rooms).

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 .....



POINT PIALTAIS (ITIÚIL)

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

Contae-Bhuirg Bhaile Átha Cliath

Planning Register Reference Number: 1415/73

APPEAL by Alexander Campbell of 17 Rathfarnham Park, Dublin against the decision made on the 4th day of September, 1973 by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to grant subject to conditions a permission to Kevin M. Callan for the erection of a dwellinghouse on a site at Number 1 Ballytore Road, Rathfarnham, Dublin, in accordance with plans and particulars lodged with the Corporation:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, and after consideration of the report of the person who conducted an oral hearing of the said appeal, it is hereby decided to grant permission for the erection of the said dwellinghouse in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions

1. A passageway not less than 3 feet 6 inches wide shall be provided between the structure to be used as a garage, boiler room, toilet and store and the boundary wall of Number 17, Rathfarnham Park.
2. All mature trees on the site shall be retained save where their removal is required to permit essential building operations.

Column 2 - Reasons for Conditions

1. To protect the residential amenity of Number 17 Rathfarnham Park.
2. To ensure the preservation of existing trees on the site in the interests of visual amenity.

Parliamentary Secretary to the Minister for Local Government to whom the relevant powers and duties of the said Minister under the Local Government (Planning and Development) Act, 1963 are delegated by the Local Government (Delegation of Ministerial Functions) (No. 2) Order, 1973.

Dated this 22nd day of April 1973