

CORPORATION OF DUBLIN

PLAN NO. 4257/82 (4256/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE XA2676 <sup>T</sup>
1. LOCATION	St. Annes, Kimmage Road West, Dublin 12.		O.S. NO. P-3328-1 GRID REF. 1314-30
2. PROPOSED DEVELOPMENT	11 houses		PREPARED BY: ML CHECKED BY: El
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 4257/82 5.11.1982	Date Further Particulars: (a) Requested (b) Received 1. .... 2. .... 3. ....
4. SUBMITTED BY	Name A.S. Tomkins, tbn., Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name J.J. O'Brien, (Churchtown) Ltd., Address Westminster Lawns, Leopardstown, Foxrock, Co. Dublin.		
6. DECISION	O.C.M. No. & DATE P3728. 16th December, 1982. Date NOTIFIED 17th December, 1982.		EFFECT NO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS. (SEE OPPOSITE)
7. GRANT	O.C.M. No. & DATE P3728. 20th January, 1983. Date NOTIFIED 21st January, 1983.		EFFECT PERMISSION GRANTED (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) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

16 DEC 1982

**RECOMMENDATION:**

Decision Order No. P3728 Date.....

I hereby endorse the recommendation of the  
Development Control Assistant Grade 1/Planning Assistant Grade 1: WT/JC Date 23.11.1982

TO GRANT..... PERMISSION..... in respect of the Application received on..... 5.11.1982

subject to..... §..... conditions, for the development proposed in Plan No./Reg. No. 4257/82

by Applicant J.J. O'Brien (Churchtown) Ltd., Westminster Launa, Leopardstown, Co. Dublin.

namely to: erect 11 houses at St. Annes Kimmage Road West, Dublin 12.

Signed:..... *RA* Principal Officer. Date: 16/12/82

**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) Acts, 1963/76 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
<p>1. The development to be carried out in accordance with the plans, particulars and specifications lodged with application save as may be required by the other conditions attached hereto.</p> <p>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.</p> <p>3. The requirements of the Road Engineer shall be incorporated in the development including:</p> <p>(a) The road to be constructed to the specifications of the Paving Section of the Corporation and under the supervision of the Paving Engineer.</p> <p>(b) the development to conform to "requirements for new developments" obtained from the Corporation Roads Section.</p> <p>(c) the roadway to consist of two 9 (nine) foot wide footpaths 24ft. wide carriageways.</p> <p>(d) gradient not to exceed 1 in 40 or be less than 1 in 180.</p> <p>(e) gully spacings not to exceed 120ft. with extra gulleys at road junctions.</p> <p>(f) the boundary with public road or open spaces to consist of a wall, except for access point(s), of substantial construction and be at least 18" in height.</p> <p>(g) gates not to open outwards over footpath.</p> <p>(h) driveway gradients not to exceed 1 in 40 for the first 20ft. inside line of boundary.</p> <p>(i) At least one off-street carparking space to be provided within the boundary of the house and none shall be permitted to issue onto the public road.</p>	<p>To comply with permission regulations.</p> <p><i>RA</i> To comply with the provisions of the Sanitary Law's Act, 1848-1984</p> <p>To achieve a satisfactory standard of development.</p> <p><i>RA</i> 17/12/82</p>

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

(j) All manholes, A.J.s, F.A.I.s, etc. to be located within the boundary of the site with which they are associated.

(k) Kerb radii to be not less than 25ft., boundary radii to be 50ft. 35

(l) In the case of the cul-de-sac access roads, 20' kerb and boundary radii are noted and accepted at their junction with Main spine road; also in the cul-de-sac road, carriageway widths of 20' and footpath widths of 7' are noted and accepted.

4. All requirements of the Engineering Department (Sanitary Services Section) shall be incorporated in the development.

5. The applicant shall consult with the Parks Superintendent concerning the existing trees on the site and any work necessary for the conservation of trees during building operations. At least one ornamental tree shall be planted in the front garden of each of the corner houses (8 trees).

6. Boundaries between houses behind the building line and boundaries at the rear of the houses shall be at least 2m in height and shall be suitably capped and rendered. Screen walls abutting pavements, roadways and open space shall be 2m. in height and shall be of brick to match the proposed houses and shall be suitably capped. The boundary wall between houses in front of the building line, <sup>AND THE AC. ROAD WITH PAVEMENT FRONT OF THE BUILDING LINE</sup> except for vehicular and pedestrian access openings shall be approximately 1m. in height and shall be constructed of brick to match the proposed houses and shall be suitably capped. The boundary between the site and the existing premises fronting onto Whitehall gardens in the vicinity of sites 52, 104, 109 and turning bay shall be 2m in height and shall be suitably capped. Where these walls are visible from the public road they should be finished in brick otherwise they should be suitably rendered.

7. No development under any permission granted pursuant to this decision shall be commenced until security for the provision and satisfactory completion and maintenance of services, including open space, car parks, public lighting installations, sewers, watermains or drains has been given by:

(a) lodgement with Corporation of an approved insurance company bond in the sum of £36,300 or

(b) lodgement with the Corporation of a sum of £19,600 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 specifications and such lodgement in either case has been endorsed 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 a guarantee scheme agreed with the Corporation.

To achieve a satisfactory standard of development.

In the interest of visual amenity

In the interest of visual and residential amenity.

To achieve a satisfactory standard of development.

Assistant City and County Manager

Date.....

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

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

6 DEC 1982

RECOMMENDATION:

Decision Order No. **P3728** Date.....

I hereby endorse the recommendation of the  
Development Control Assistant Grade 1/Planning Assistant Grade 1: **WT/JC** Date **23.11.1982**

TO GRANT **PERMISSION**.....in respect of the Application received on **5.11.1982**

subject to **eight**.....conditions, for the development proposed in Plan No./Reg. No. **4257/82**

by Applicant **J.J. O'Brien (Churchtown) Ltd.** of **Westminster Lawns, Leopardstown, Co. Dublin.**

namely to: **erect 11 houses at St. Annas, Kimmage Road West, Dublin 12.**

Signed:..... *RB* Principal Officer. Date: *16/12/82*

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) Acts, 1963/76 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
<p><b>8. The houses shall be used as single dwelling units only.</b></p>	<p><b>To ensure that the development will not be out of character with surrounding residential development.</b></p>

..... Date.....  
Assistant City and County Manager

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