

## CORPORATION OF DUBLIN

PLAN NO. <b>4185/82</b> <b>(4062/82)</b>	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 & 1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE <b>XD2667</b>
1. LOCATION	Site A Rathfarnham Castle, Rathfarnham Road, Dublin 14. <b>S</b>		O.S. NO. <b>S-3391-</b> GRID REF. <b>14552</b>
2. PROPOSED DEVELOPMENT	60 flats in nine 2-storey blocks (alterations to approved plans).		PREPARED BY: <b>ML</b> CHECKED BY: <b>R</b>
3. TYPE & DATE OF APPLICATION	TYPE <b>P.</b>	APPLICATION DATE <b>29.10.1982</b>	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....
4. SUBMITTED BY	Name <b>Delany MacVeigh &amp; Pike, tbn.,</b> Address <b>15 Clyde Road,</b> <b>Dublin 4.</b>		
5. APPLICANT	Name <b>Rathfarnham Castle Developments Ltd.,</b> Address <b>42-45 St. Stephens Green,</b> <b>Dublin 2.</b>		
6. DECISION	O.C.M. No. & DATE <b>P3901.</b> <b>24th December, 1982.</b> Date NOTIFIED <b>24th December, 1982.</b>		EFFECT TO GRANT PERMISSION SUBJECT TO SEVEN (7) CONDITIONS. (SEE OPPOSITE)
7. GRANT	O.C.M. No. & DATE <b>P3901.</b> <b>25th February, 1983.</b> Date NOTIFIED <b>25th February, 1983.</b>		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

**RECOMMENDATION:**

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

Decision Order No. **P3901**

Date **24 DEC 1982**

**WT/JC**

Date **22.12.1982**

TO GRANT **PERMISSION** in respect of the Application received on **29.10.1982**

subject to **seven** conditions, for the development proposed in Plan No./Reg. No. **4185/82**

by Applicant **Rathfarnham Castle Development Ltd. 42-45, St. Stephens Green, Dublin 2.**

namely to: **erect 60 flats in nine 2-storey blocks (alterations to approved plans) at**

**Site A Rathfarnham Castle, Rathfarnham Road, Dublin 14.**

Signed: \_\_\_\_\_ Principal Officer. Date: \_\_\_\_\_

**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
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 comply with permission regulations.
2. Before commencement of the proposed 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 provision of the Sanitary Services Acts, 1878-1964.
3. The conditions attached to the previous permissions affecting the overall site shall be complied with in carrying out the development: In particular the following: (a) all existing trees, shrubs etc. on the boundary of the site at Castle Golf Club shall remain as existing. All existing sound trees on the site shall be retained and shall be protected during building operations. The manner of this protection shall be decided by the Parks Superintendent. The applicant shall consult with the Park Superintendent prior to commencement of development. (b) Semi-mature and standard trees shall be planted in accordance with the landscaping proposals submitted with the application unless otherwise required in writing by the Corporation Parks Superintendent. (c) The portion of the public open space in the applicants ownership which is at present existing parkland and which is approximately 5.557 acres in extent shall be retained as open space. No structure shall be erected on this area of ground. Arrangements shall be made for the transfer of the ownership of this piece of ground to the Corporation Parks Department.	To achieve a satisfactory standard of development.

*24/12/82*

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\_\_\_\_

(d) The proposed public open space areas together with all other open spaces areas and landscaping proposal shall be developed fully prior to the completion of 100 dwellings on the site.

4. Before commencement of the development, the applicant shall consult with the Chief Fire Officer and the Chief Health Inspector and any requirements they may have shall be incorporated in the development.

To prevent the creation of a fire or health hazard.

5. The developer shall make a contribution towards the cost of diverting the foul sewer which affects the site. The amount of this contribution shall be agreed with the Sanitary Services Section of the Engineering Department prior to commencement of development. All other requirements of the Sanitary Services Section of the Engineering Department shall be incorporated in the development.

To provide for a satisfactory standard of development.

6. The following requirements of the Roads Engineer shall be incorporated in the development:-

To provide for a satisfactory standard of development.

(a) all surface water from the site of each house/flat block to be trapped and discharged to drains within the curtilage of the site, such discharge to be made to the surface water drains where the drainage is on the separate system.

(b) all manholes, A.J.'s, F.A.I.'s, etc. to be located within the curtilage of the site of each house/flat block.

(c) All boundaries between private property and ultimately public footpath, roads and open spaces as well as between public footpath through open spaces shall consist of walls of substantial construction at least 18 inches in height.

(d) driveway gradients shall not exceed 1 in 40 for the first 20 feet inside the line of boundary, maximum ramp grading shall be 1 in 7.

(e) Gates to driveways etc. shall not be opened outwards over footpaths.

(f) Access roads shown as private roads which are not up to standard set down in "Requirements for New Developments" of the Corporation Paving Section shall remain in private ownership and shall not be taken over by the Corporation. Nevertheless, such access roads must be constructed to a proper standard and a lighting system equal in standard to that of the Public Lighting Department must be installed

Assistant City and County Manager

Date.....

where 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) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

24 DEC 1982

## RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No. P3901

Date

WT/JC

Date 22.12.1982

TO GRANT.....in respect of the Application received on 29.10.1982

subject to.....conditions, for the development proposed in Plan No./Reg. No. 4185/82

by Applicant Rathfarnham Castle Development Ltd. 42-45, St. Stephens Green Dublin 2.

namely to: erect 60 flats in nine 2-storey blocks (alterations to approved plans) at

Site A Rathfarnham Castle, Rathfarnham, Road, Dublin 14.

Signed:

Principal Officer. Date:

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

### Conditions

### Reasons for Conditions

8. 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 spaces, 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 £38,000 or  
(b) Lodgement with the Corporation of a sum of £38,000 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 or 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.

DM  
24/12/82

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.....