

CORPORATION OF DUBLIN

PLAN NO. 5899/82 (1417/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 & 1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE XA2646T
1. LOCATION	Dodder Park Road, Dublin 14.		O.S. NO. S-3328-2 GRID REF. 1517-295
2. PROPOSED DEVELOPMENT	28 flats in 3 2-storey blocks.		PREPARED BY: ML CHECKED BY:
3. TYPE & DATE OF APPLICATION	TYPE P.	APPLICATION DATE 5.10.1982	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Brian Donovan Architect, tbn., Address 9 Cypress Grove, Dublin 6.		
5. APPLICANT	Name Brady & McCarthy Dublin Ltd., Address 11 South Frederick St., Dublin 2		
6. DECISION	O.C.M. No. & DATE P3600. 2nd December, 1982. Date NOTIFIED 2nd December, 1982.		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS. (SEE OPPOSITE)
7. GRANT	O.C.M. No. & DATE P3600 25th March, 1983. Date NOTIFIED 25th March, 1983.		EFFECT PERMISSION GRANTED (SEE OPPOSITE).
8. APPEAL	NOTIFICATION TO 6th January, 1983. CORPORATION		Decision APPEAL WITHDRAWN PER LETTER DATED 2nd MARCH, 1983.
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. **P3600** Date **1.12.82**

JC/GK

5.10.82

TO GRANT **permission** in respect of the Application received on

subject to **8** conditions, for the development proposed in Plan No./Reg. No. **3899/82**

by Applicant **Brady McCarthy Dublin Ltd., 11 South Frederick Street, Dublin 2.**

namely to: **Erect 28 flats in 3 two-storey blocks at Dodder Park Road, Dublin 14.**

Signed: *RB* Principal Officer. Date: *1/12/82*

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

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 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 provisions of the Sanitary Services Acts 1878 to 1964.

3. The applicant shall submit the following details for the written agreement of the Planning Department prior to commencement of development:-

To ensure that the development is in accordance with the permission and in the interest of residential amenity.

a) satisfactory drainage details designed on the completely separate system.

b) in view of the recent flooding on this site, applicant shall submit details of the proposed ground floor levels of the three flat blocks.

c) details of the proposed regrading of the sloped area at the rear of the site.

d) details of how it is proposed to protect the existing trees on the site and the frontage hedgerow during building operations.

To achieve a satisfactory standard of development.

4. The requirements of the Engineering Department shall be complied with in the development, including:-

a) any damage to footpath and/or carriageway resulting from building works to be repaired by the Corporation at the developers expense.

b) all surface water from new works to be trapped and discharged to drains within the final boundary of the site and none shall be permitted to issue onto the public road.

c) all downpipes, gullies, manholes, AJ's, FAI's, etc., to be located within the final boundary of the site.

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.....

gates if used shall not open outwards beyond the line of the final boundaries and there must be no encroachment onto the public footpath.
 e) driveway gradient not to exceed 1 in 40 for the first 20' inside boundary.
 f) the applicant must request the Corporation Maintenance Division to reconstruct the public footpath opposite the vehicular entrance and this work shall be done if and as required by the Corporation at the developers expense.
 g) other than direct underground connections to all services, all drains and conduits and covers shall be located within the final boundary of the site.
 h) at least one car parking space per dwelling unit shall be provided within the final boundary of the site.
 i) a lighting scheme shall be installed in the development equal in standard to that of the public lighting department.
 j) it is to be clearly understood that the development inside the boundary of Dodder Park Road is to remain in private ownership and will not be taken in charge of the Corporation at any time in the future.

5. The following requirements of the Parks Superintendent shall be complied with in the development:-

- a) during building operations, a rear boundary fence at least 1.8m in height shall be erected around the front hedge/row with trees on the site.
- b) £8,000 shall be lodged with the Planning Department as an insurance bond against trees or hedgerows on the site being interfered with. On satisfactory preservation of all plant material worthy of retention, certified by the Parks Department, this sum to be returned to the developers.
- c) the developer to contribute £6,000 to the Parks Department for the provision and maintenance of private open space adjoining the site which shall be used by residents of the development.
- d) all proposals including tree surgery outlined in the tree survey and outlined in the planning proposal submitted with the application shall be implemented to the satisfaction of the Parks Superintendent.
- e) the proposed two foot high wall to be erected along the base of the hedgerow shall be replaced by an alternative suitably designed fence which shall be selected so that as little damage as possible is caused to the hedgerows and rooting zone.

6. All requirements of the Chief Health Inspector shall be incorporated in the development.

7. Before development commences, the applicant shall consult with the Chief Fire Officer and all his requirements shall be incorporated in the development.

8. The driveways and parking areas within the curtilage of the site shall be finished in cobbles or setts of a material in character with the materials to be used in the proposed flat development.

In the interest of visual amenity.

To prevent the creation of a health hazard.

To prevent the creation of a fire hazard.

In the interest of visual amenity.

Date.....

Assistant City and County Manager

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