

CORPORATION OF DUBLIN

PLAN NO. 3821/82 (2964/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE XA26437
1. LOCATION	26 Woodbine Park, Dublin 4. S		O.S. NO. R-3329-15 GRID REF. 1947-302
2. PROPOSED DEVELOPMENT	two houses.		PREPARED BY: CHECKED BY: JB
3. TYPE & DATE OF APPLICATION	TYPE O.P.	APPLICATION DATE 28.9.82	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name John Gully, Address 4 Ardenza Terrace, Monkstown, Co. Dublin.		
5. APPLICANT	Name Mr. D. O'Dwyer, Address 26 Woodbine Park, D. 4.		
6. DECISION	O.C.M. No. & DATE P3540. 26th November, 1982. Date NOTIFIED 26th November, 1982.		EFFECT TO GRANT OUTLINE PERMISSION SUBJECT TO FOUR (4) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P3540. 24th January, 1983. Date NOTIFIED 25th January, 1983.		EFFECT OUTLINE 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			DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.
14.			
15.			
16.			

RECOMMENDATION:

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

Decision Order No. P3540

Date 25 NOV

WT/JC

Date 24.11.1982

TO GRANT **OUTLINE PERMISSION** in respect of the Application received on 28.8.1982

subject to four conditions, for the development proposed in Plan No./Reg. No. 3821/82

by Applicant Mr. D. Dwyer, of 26, Woodbine Park, Dublin 4.

namely to erect two houses at 26, Woodbine Park, Dublin 4.

signed: RB Principal Officer. Date 26/11/82

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 **OUTLINE 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. Details of site layout, boundary treatment, drainage, design of building and means of access thereto to be submitted to the Planning Authority as an application for approval and a grant of approval obtained prior to commencement of development.	To ensure a proper standard of development.
2. One house only shall be erected on the site, and not two as indicated i.e. this grant of outline permission is for one house only in addition to the existing. The height of the house shall not exceed that of the existing houses in the area. External finishes and design shall harmonise in materials colour and texture with existing houses in the area. The house shall have a minimum rear garden length of 35' and the existing house on the site shall have a minimum rear garden length of 35'.	To prevent overdevelopment of the site, ensure a satisfactory relationship between houses, to ensure that the proposed development is compatible with the existing density and pattern of residential development in the area and to provide adequate rear garden amenity open space for the existing house and proposed house.
3. The requirements of the Engineering Department to be complied with in the development.	To achieve a satisfactory standard of development
4. The proposed development shall front onto Woodbine Avenue/Timbleston Road and shall not infringe the existing building line on these roads. Any windows at 1st floor level shall not overlook the rear garden of the existing house on the site.	To ensure the proper planning and development of the area and to protect residential amenities.

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