

## CORPORATION OF DUBLIN

|                                  |   |                                   |  |
|----------------------------------|---|-----------------------------------|--|
| PLAN NO.<br>3803/82<br>(2985/82) | LOCAL GOVERNMENT (PLANNING AND<br>DEVELOPMENT) ACTS 1963 & 1976 & 1982<br>PLANNING REGISTER (Part I)  |                                   | REGISTER REFERENCE<br><del>XXXXXXXXXX</del><br>XA264HT   |
| 1. LOCATION                      | sites 33-52 & 112-119 St. Annes,<br>Kimmage, Road West,<br>Dublin 12.                                 |                                   | O.S. NO.<br>P 3328-12<br>GRID REF. 1328-30   |
| 2. PROPOSED<br>DEVELOPMENT       | revised house type<br><br>S   |                                   | PREPARED BY: ML<br>CHECKED BY: E   |
| 3. TYPE & DATE<br>OF APPLICATION | TYPE<br><br>P & B   | APPLICATION DATE<br><br>27.9.1982 | Date Further Particulars:<br>(a) Requested<br>1. 25.11.82<br>2.<br>3.<br>(b) Received<br>1. 30.11.1982<br>2.<br>3. |
| 4. SUBMITTED BY                  | Name A.S. Tomkins, tbn.,<br>Address 308 Clontarf Road,<br>Dublin 3.                                   |                                   |  |
| 5. APPLICANT                     | Name J.J. O'Brien (Churchtown) Ltd.,<br>Address Westminster Lawns,<br>Leopardstown,<br>Co. Dublin.    |                                   |  |
| 6. DECISION                      | O.C.M. No. & DATE P228.<br>28th January, 1983.<br>Date NOTIFIED<br>28th January, 1983.                |                                   | EFFECT TO GRANT PERMISSION<br>SUBJECT TO EIGHT (8)<br>CONDITIONS. (SEE OPPOSITE)                                   |
| 7. GRANT                         | O.C.M. No. & DATE P228.<br>31st April, 1983.<br>Date NOTIFIED<br>22nd April, 1983.                    |                                   | EFFECT PERMISSION GRANTED<br>(SEE OPPOSITE).   |
| 8. APPEAL                        | NOTIFICATION TO<br>CORPORATION  |                                   | Decision   |
| 9. APPLICATION<br>SECTION 26 (3) | Date of<br>application  |                                   | Decision   |
| 10. COMPENSATION                 | Ref. in Compensation Register   |                                   |  |
| 11. ENFORCEMENT                  | Ref. in Enforcement Register  |                                   |  |
| 12. PURCHASE<br>NOTICE           |   |                                   |  |
| 13. REVOCATION<br>or AMENDMENT   | DATE OF ISSUE OF COPY<br><br>CERTIFYING OFFICER<br><br>FINANCE OFFICER AND<br>TREASURER'S RECEIPT NO. |                                   |  |
| 14.                              |   |                                   |  |
| 15.                              |   |                                   |  |
| 16.                              |   |                                   |  |

# CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

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

28 JAN 1983

RECOMMENDATION:

Decision Order No. P228

Date

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

JC/GK

Date 27.1.83

TO GRANT permission in respect of the Application received on 30.11.82

subject to 8 conditions, for the development proposed in Plan No./Reg. No. 3803/82

by Applicant J. J. O'Brien (Churchtown) Ltd., Westminister Lawns, Leopardstown, Foxrock, Co. Dublin.

namely to: substitute 28 two-bedroomed houses in lieu of 20 four bedroomed houses at 43 sites 33-52 and 112-119 St. Annes, Kimmage Road West, Dublin 12.

Signed: Principal Officer. Date: 28/1/83

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. All requirements of the Road Engineer shall be incorporated in the development.  | To provide for a satisfactory standard of development.                |
| 4. All requirements of the Sanitary Services Section, Engineering Department to be incorporated in the development.   | To achieve a satisfactory standard of development.                    |
| 5. This permission applies only to the modification of houses on sites 33-52 and 112-119 as shown on the submitted plans. Before development commences, 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. An ornamental tree shall be planted in the garden of every fourth house (8 trees).   | In the interest of visual amenity.                                    |
| 6. The boundaries between the 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. The boundary of sites 119 with the pedestrian walkway to the rear of the building line shall be 2m in height and shall be dashed with brick piers and suitably capped. The boundary walls between houses in front of the building line and the boundary with the pavement 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. | In the interest of visual amenity.                                    |

contd/...

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

7. 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 £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 <sup>level</sup> ~~satisfactory~~ on 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.

8. The houses shall be used as single dwelling units only.

To achieve a satisfactory standard of development.

To ensure that the development will be in character with surrounding residential development.

Assist City and County Manager

Date.....

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

.....19.....