

## CORPORATION OF DUBLIN

PLAN NO.  3559/82 (3073/81)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 & 1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE  XA2622T
1. LOCATION	Rathfarnham By-pass/Rathfarnham Rd. Dublin 14.		O.S. NO. S-3391-3 GRID REF. 1639-289
2. PROPOSED DEVELOPMENT	two 3-storey blocks of 18 flats		PREPARED BY: ML CHECKED BY:
3. TYPE & DATE OF APPLICATION	TYPE  P.	APPLICATION DATE  6.9.1982	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....
4. SUBMITTED BY	Name J.T. Gibbons & Associates, tbn., Address "Larchfield", Dundrum Road, Dublin 14.		
5. APPLICANT	Name Village Centre Ltd., Address "St. Bridgets", Clonskeagh, Co. Dublin.		
6. DECISION ***	O.C.M. No. & DATE P3478. 19th November, 1982. Date NOTIFIED 19th November, 1982.		EFFECT TO GRANT PERMISSION SUBJECT TO NINE (9) CONDITIONS. (SEE OPPOSITE)
7. GRANT	O.C.M. No. & DATE P3478. 12th January, 1983. Date NOTIFIED 14th 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 ***	PER O.A.C.M. P3371 DATED 16th November, 1983 REVISED DRAWINGS SUBMITTED IN COMPLIANCE WITH CONDITION No. (9) ARE ACCEPTABLE TO THE PLANNING AUTHORITY.		
13. REVOCATION or AMENDMENT			
14. *** IN ACCORDANCE WITH SECTION 39(f) OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT 1976 AMENDING SECTION 26(4) OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT 1963	DATE OF ISSUE OF COPY		
15. THE PLANNING AUTHORITY HAS EXTENDED UNTIL 19th November, 1982 THE PERIOD FOR MAKING A DECISION ON THIS APPLN.	CERTIFYING OFFICER		
16.	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

19 NOV 1982

19 NOV

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1: **WT/McH.** Date: **18/11/82**

Decision Order No. **P3478**

TO GRANT **Permission** in respect of the Application received on **6/9/82**

subject to **9** conditions, for the development proposed in Plan No./Reg. No. **3559/82**

by Applicant **Village Centre Ltd.** of **"St Bridget's", Clonsilla, Co. Dublin.**

namely to: **construct two 3-storey blocks of 18 flats at Rathfarnham - Pass/**

**Rathfarnham Road, Dublin 14.**

Signed: **RB/K** Principal Officer. Date: **19/11/82**

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 **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 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 provisions of the Sanitary Services Acts 1878-1964.

3. Before commencement of the development the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements in regard to the prevention of a fire hazard, and in particular the provision of adequate means of escape in case of fire and adequate fire fighting facilities.

To provide for an acceptable standard of protection from fire

4. The following requirements of the Chief Health Inspector (Eastern Health Board) to be complied with in the development/

To ensure compliance with the relevant health regulations.

(a) the ventilation of (a) kitchen areas, (b) habitable rooms and (c) water closet/bathrooms, to be in line with L.6, L.7, and L.8 respectively of the Draft Building Regulations.

(b) piped hot and cold water to be supplied to wash-hand basins, baths, shower units and kitchen sinks; the cold water supply to the latter to be taken directly from the rising main and not fed through a storage tank.

(c) adequate heating and artificial lighting to be provided in all parts of the development.

**RB 19/11/82**

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

- .....
- (d) facilities for the storage of solid fuel to be provided for dwellings shown with fireplaces.
  - (e) facilities to be provided at ground level for the assembly and storage of domestic refuse and waste for disposal.
  - (f) adequate rodent control measures to be carried out before the development commences and while the work is in progress.

5. The requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development including;

The proposed building/development must be drained on the Completely Separate System as provided for on the lodged plans. Waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.

To achieve a satisfactory standard of development.

6. The following requirements of the Engineering Department (Roads) to be complied with in the development/

(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, A.J.s, F.A.I.s, etc. to be located within the final boundary of the site.

(d) gates not to open outwards beyond line of final boundary. There must be no encroachment onto public footpath.

(e) Driveway gradient not to exceed 1 in 40 for the first 20ft. inside boundary.

(f) The applicant must request the Corporation Road 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) The boundary line with public property (or property which may come into public ownership) to consist of a wall, except for access point (s), of substantial construction and be at least 18" in height.

(h) Other than direct underground connections to public services all drains and conduits shall be located within the final boundary of the site.

(i) Discussions and agreement to be had with Road Maintenance Engineer regarding floor levels of proposed building/advance of construction.

(j) At least one car parking space per dwelling unit to be provided within the final boundary of the site

To achieve a satisfactory standard of development.

of Contd/.....

Date.....

Assistant City and County Manager

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

9 NOV 1982

## RECOMMENDATION:

Decision Order No. **P3478**

Date

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1: **WT/Nick** Date **18/11/82**TO GRANT **Permission** in respect of the Application received on **6/2/82**subject to **8** conditions, for the development proposed in Plan No./Reg. No. **3539/82**by Applicant **Village Centre Ltd.** of **"Bridget's", Clonskeagh, Co. Dublin.**namely to: **construct two 3-storey blocks of 18 flats at Rathfarnham By-pass/****Rathfarnham Road, Dublin 14.**Signed: **RP** Principal Officer. Date: **19/11/82**

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 **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

Contd/...

No. 6(j) that dwelling.

(k) a lighting scheme to be installed in the development equal in standard to that of the Public Lighting Department.

(l) It is to be clearly understood that the development is to remain in private ownership and will not be taken in charge of the Corporation at any time in the future.

(m) at no time in the future will a break or access through the centre median on the bye-pass be considered.

7. The external finish of the walls of the proposed flat blocks to be brick of a suitable texture and colour.

In the interest of visual amenity.

8. All existing trees on the site, not affected by the proposed development, to be retained. During construction work proper precautions are to be taken for the protection of these trees. Any trees severely damaged or uprooted during essential building operations to be replaced within 12 months of completion of the building.

To protect the visual amenity of the area.

9. The following requirements of the Planning Authority to be incorporated in the development.

(a) the depth of both blocks to be reduced by 1 metre.

(b) the floor level of block (1) to be lowered by 0.75 metre.

(c) the kitchen/breakfast area to east and west of each block as a result of requirement (a) may be enclosed by approximately 3 metres and external

To protect the visual amenity of the area and to improve the elevational appearance of the proposed flat blocks on this prominent site on the edge of Rathfarnham.

Contd/... **Village**

Date

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.....

Conditions

Reasons for Conditions

std/...

9.(c) elevations modified accordingly.  
Prior to commencement of development plans  
indicating these modifications to be submitted to  
the Planning Authority for their agreement.

Date.....

Assistant City and County Manager

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

19.....