

CORPORATION OF DUBLIN

PLAN NO. 2985/82 (1771/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE XA2578T	
1. LOCATION	St. Annes, Kimmage Road West, Dublin 12.		O.S. NO. P-3328-12 GRID REF. 1301-363	
2. PROPOSED DEVELOPMENT	11 houses		PREPARED BY: ML CHECKED BY: <i>e</i>	
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 20.7.1982.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name A.S. Tomkins, AIA\$, tbn., 308 Clontarf Road, Address Dublin 3.			
5. APPLICANT	Name J.J. O'Brien (Churchtown) Ltd., Westminister Lawns, Address Foxrock, Co. Dublin.			
6. DECISION	O.C.M. No. & DATE P2811. 17th September, 1982. Date NOTIFIED 17th September, 1982.		EFFECT TO GRANT PERMISSION SUBJECT TO SIX (6) CONDITIONS. (SEE OPPOSITE)	
7. GRANT	O.C.M. No. & DATE P2811. 17th February, 1983. Date NOTIFIED 22nd February, 1983.		EFFECT PERMISSION GRANTED (SEE OPPOSITE).	
8. APPEAL	NOTIFICATION TO 27th October, 1982 CORPORATION		Decision APPEAL WITHDRAWN PER LETTER DATED 8th February, 1983	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			DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND 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

17 SEP 1982

RECOMMENDATION:

Decision Order No...P2811.....Date.....

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:ATJ/JC.....Date 16.9.1982

TO GRANT...**PERMISSION**.....in respect of the Application received on...20.7.1982.....

subject to...~~six~~.....conditions, for the development proposed in Plan No./Reg. No...2985/82.....

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

namely to:.....~~erect 11 houses at St. Anna's, Kimmage Road, West, Dublin 12.~~.....

Signed:.....Principal Officer. Date: 17/9/82

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 provision of the Sanitary Services Acts, 1878-1964.
3. the requirements of the Road Engineer shall be incorporated in the development including: (a) The road to be constructed to the specifications of the Paving Section of the Corporation and under the supervision of the Paving Engineer. (b) the development to conform to "requirements for new developments" obtainable from the Corporation Roads Section (c) the roadway to consist of two 9 (nine) foot wide footpaths 24ft. wide carriageways. (d) gradient not to exceed 1 in 40 or be less than 1 in 180. (e) gully spacings not to exceed 120ft. with extra gulleys at road junctions. (f) the boundary with public road or open spaces to consist of a wall, except for access point(s), of substantial construction and be at least 18" in height. (g) gates not to open outwards over footpath. (h) driveway gradients not to exceed 1 in 40 for the first 20ft. inside line of boundary. (i) at least one off-street carparking space to be provided within the boundary of the house and none shall be permitted to issue onto the public road. (j) manholes, A.J.'s, F.A.I.s etc. to be located within the boundary of the site with which they are associated.	To achieve a satisfactory standard of development.

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

- (k) Kerb radii to be not less than 35ft. boundary radii to be 50ft.
 (l) buildings to be 25ft set back from boundary with public road.

4. All requirements of the Engineering Department (Sanitary Services Section) shall be incorporated in the development.

5. 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. At least one ornamental tree shall be planted in the front garden of each of the corner houses (8 trees).

6. Boundaries between 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. Screen walls abutting pavements, roadways and open space shall be 2m. in height and shall be of brick to match the proposed houses and shall be suitably capped. The boundary wall between houses in front of the building line, 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. The boundary between the site and the existing premises fronting onto Whitehall gardens in the vicinity of sites 52, 104, 109 and turning bay shall be 2m. in height and shall be suitably capped. Where these walls are visible from the public road they should be finished in brick otherwise they should be suitably rendered.

To achieve a satisfactory standard of development.

In the interest of visual amenity.

In the interest of visual and residential amenity.

Date.....

Assistant City and County Manager

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

.....19.....