

**CORPORATION OF DUBLIN**

PLAN NO. <b>2211/85 (377/85)</b>		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 - 1983 PLANNING REGISTER (Part 1)		REGISTER REFERENCE <b>85A 11944T</b> <del>2211/85</del>	
1. LOCATION		17 Loreto Terrace, Rathfarnham, Dublin 14. <b>S</b>		O.S. NO.  GRID REF.	
2. PROPOSED DEVELOPMENT		amend the location of the dwelling as previously approved on site.		PREPARED BY: ML  CHECKED BY: <b>DS</b>	
3. TYPE & DATE OF APPLICATION		TYPE  P.	APPLICATION DATE  30.12.1985	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....	
4. SUBMITTED BY		Name Seamus MacQuade, tbn., Address 18 Grosvenor Place, Dublin 6.			
5. APPLICANT		Name Seamus MacQuade, Address 18 Grosvenor Place, Dublin 6.			
6. DECISION		O.C.M. No. & DATE P. 539. 27th February, 1986. Date NOTIFIED 27th February, 1986.		EFFECT TO GRANT PERMISSION SUBJECT TO NINE (9) CONDITIONS (SEE OPPOSITE).	
7. GRANT		O.C.M. No. & DATE  Date NOTIFIED		EFFECT	
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					
14.					
15.					
16.					

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND  
TREASURER'S RECEIPT NO.

27 FEB 1986

RECOMMENDATION:

by endorse the recommendation of the  
Senior Executive Development Controller/Senior Executive Planner:

Decision Order No.

P539

Date

473/84

Date

27/2/86

TO GRANT permission in respect of the Application received on

30/12/85

subject to nine conditions, for the development proposed in Plan No./Reg. No.

1211/85

by Applicant Seamus MacQuade, 18, Grosvenor Place, Dublin 6.

namely to: Amend the location of the dwelling as previously approved on site at 17,

Lereto Terrace, Rathfarnham, Dublin 14.

Signed:

Principal Officer. Date: 27/2/86

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, 1963/83 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 the provisions of the Sanitary Services Act 1878-1964.

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

To achieve a satisfactory standard of development.

4. The proposed house shall be moved northwards on its long axis approximately 1.8 metres so that the north-eastern corner of the two-storey portion of the house shall coincide with the projected front building line of the two-storey house lying immediately to the east of the applicant's site.

To reduce the possibility of overshadowing of adjoining properties.

5. The sill height of the proposed window on the stairway shall be raised to a minimum of 1.6 metres above the floor level of the half landing immediately inside the window.

To prevent overlooking of adjoining property.

6. The western gable wall of the adjoining property (No. 16 Lereto Terrace) which will be exposed by the demolition of the existing No. 17, Lereto Terrace shall, if necessary be built up to roof level, adequately weatherproofed, rendered and finished to a high standard. This work to be carried out to the standards set down by the Building Control Section, Dublin Corporation.

To protect the interests of the adjoining owner.

cont.....

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

Conditions	Reasons for Conditions
<p>The following requirements of the Engineering Department, (above) to be complied with in the development.</p> <p>(a) damage to footpath and/or carriageway resulting from building works to be repaired by the Corporation at the developers expense.</p> <p>(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.</p> <p>(c) all downpipes, gullies, manholes, A.J.s, F.A.I.s, etc. to be located within the final boundary of the site.</p> <p>(d) Gates not to open outwards beyond line of final boundary. There must be no encroachment onto public footpath.</p> <p>(e) Driveway gradient not to exceed 1 in 40 for the first 20 feet inside boundary.</p> <p>(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.</p> <p>(g) the boundary line with public property (or property which may come into public ownership) to consist of a wall, except for access points) of substantial construction and be at least 18" in height.</p> <p>(h) other than direct underground connections to public services all drains and conduits shall be located within the final boundary of the site.</p> <p>(i) at least one car parking space per dwelling unit to be provided within the final boundary of the site of that dwelling.</p> <p>8. The window shown in the lavatory en suite with bedroom No. 1 at first floor level on applicant's drawing No. 02 shall be a high level window with a minimum sill height of 1.6 metres above the floor level of the lavatory.</p> <p>9. Prior to commencement of any development on the site, the applicant shall submit to the planning authority the following drawings:-</p> <p>(a) revised site layout plan showing compliance with Condition No.4 above.</p> <p>(b) an elevation of the eastern side of the proposed building;</p> <p>(c) a revised ground floor plan and/or south elevation resolving the discrepancy which exists as regards the location of the rear door of the house which was alluded to in the Corporation letter to the applicant dated the 22nd May, 1985 and not corrected on the presently lodged drawings.</p> <p>The written agreement of the planning authority shall be received by the applicant for all the drawings mentioned in this condition, prior to the commencement of any development on the site.</p>	<p>To achieve a satisfactory standard of development.</p> <p>To prevent overlooking of adjoining properties.</p> <p>To achieve a satisfactory standard of development.</p>

Date.....

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Assistant City and County Manager

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