

## CORPORATION OF DUBLIN

PLAN NO. 1321/85 (30/85; 29/85)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 - 1983 PLANNING REGISTER (Part 1)		REGISTER REFERENCE  257/18617
1. LOCATION	Site "A" (formerly Site "B") Rathfarnham Castle & Rathfarnham Wood, Grange Road, Dublin 14.		O.S. NO.  GRID REF.
2. PROPOSED DEVELOPMENT	3 single storey houses, 38 two storey houses and 16 two storey maisonettes.		PREPARED BY: PB  CHECKED BY: JS.
3. TYPE & DATE OF APPLICATION	TYPE  P.	APPLICATION DATE  2.8.1985	Date Further Particulars: (a) Requested (b) Received  1. .... 2. .... 3. ....
4. SUBMITTED BY	Name Delany MacVeigh & Pike, tbn. Address 1 Clonskeagh Square, Dublin 14.		
5. APPLICANT	Name Rathfarnham Castle Developments Ltd., Seagrave House, Address Earlsfort Terrace, Dublin 2.		
6. DECISION	O.C.M. No. & DATE P. 2441. 30th September, 1985. Date NOTIFIED 30th September, 1985.		EFFECT TO GRANT PERMISSION SUBJECT TO SEVEN (7) CONDITIONS (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE  Date NOTIFIED		EFFECT
8. APPEAL	NOTIFICATION TO CORPORATION Date of An Bord Pleanála's Decision: 23/10/85 24th March 1986.		Decision PERMISSION GRANTED. (SEE OPPOSITE).
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.

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Dublin County Borough

Planning Register Reference Number: 1321/85

**APPEAL** by Owendoher Building Company Limited, care of Anthony Manahan, Fountain House, Main Street, Rathfarnham, Dublin and by Others, against the decision made on the 30th day of September, 1985, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin to grant subject to conditions a permission to Rathfarnham Castle Developments Limited of Segrave House, 20, Earlsfort Terrace, Dublin for development comprising the erection of 3 single storey houses, 38 two storey houses and 16 two storey maisonettes at Site A (formerly Site B) Rathfarnham Castle and Rathfarnham Wood, Grange Road, Rathfarnham, in accordance with plans and particulars lodged with the said Corporation:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the detail design orientation and location of the proposed dwellings and subject to the conditions set out in the Second Schedule hereto, it is considered that the proposed development would not be injurious to residential amenity or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. Prior to the commencement of development, the applicant shall:
  - (a) have lodged with the planning authority and received a written agreement for, a detailed landscaping plan for the entire public open space.
  - (b) carry out the enclosure development and finishing of this public open space area to the written satisfaction of the planning authority.

**Reason:** To achieve a satisfactory standard of development.

2. Samples of the proposed roof tiles and brick finishes to all structures shall receive the written acceptance of the planning authority prior to the commencement of any development on the site.

**Reason:** To achieve a satisfactory standard of development.

Contd./.....

SECOND SCHEDULE (CONTD).

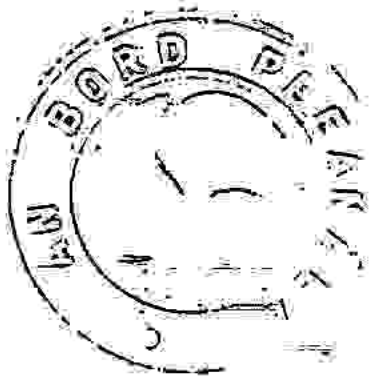
3. The applicant shall lodge with the planning authority a detailed landscaping plan, showing the species and number of all trees and shrubs to be planted, the construction, colour and texture of all boundaries not already detailed on the lodged plans, and any other necessary landscaping details. The written agreement of the planning authority shall be received by the applicant, prior to the commencement of any development on the site.

Reason: To achieve a satisfactory standard of development.

Eoghan. B. Brangan

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.


Dated this 24<sup>th</sup> day of March 1986.



Conditions	Reasons for Conditions
<p>Compound owned by the applicant.</p> <p>Carry out the complete enclosure development and finishing of this public open space area to the written satisfaction of the Parks Department of Dublin Corporation.</p> <p>6. The applicant shall lodge with the planning authority a detailed landscaping plan, showing the species and number of all trees and shrubs to be planted, the construction, colour and texture of all boundaries not already detailed on the lodged plans, and any other necessary landscaping details. The written agreement of the planning authority shall be received by the applicant, prior to the commencement of any development on the site.</p> <p>7. Samples of the proposed roof tiles and brick finishes to all structures shall receive the written acceptance of the planning authority prior to the commencement of any development on the site.</p>	<p>To achieve a satisfactory standard of development.</p> <p>To achieve a satisfactory standard of development</p>

.....

Assistant City and County Manager

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

.....19.....

Date.....



21 SEP 1985

RECOMMENDATION:

I hereby endorse the recommendation of the

Senior Executive Development Controller/Senior Executive Planner:

Permission

Decision Order No.

P2441

Date

Date

30/9/85

TO GRANT in respect of the Application received on

Seven

2/8/85

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

1321/85

by Applicant

Rathfarnham Castle Developments Ltd., Seagrave House, Earlsfort Terrace, Dublin 2.

namely to

Construct 3 single-storey houses, 38 two-storey houses and 16 two-storey maisonettes

at Site "A" (formerly site "B") Rathfarnham Castle and Rathfarnham Wood, Grange Road,

Dublin 14.

Signed:

Principal Officer.

Date:

30/9/85

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 <sup>permission</sup> 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 Acts 1878-1964.
3. The requirements of the Engineering Department to be complied with in the development.	To achieve a satisfactory standard of development.
4. Prior to commencement of any development on the site, a paved pedestrian footpath, as required by a previous planning condition, shall be constructed between the end of Castleside Drive and Road No. 1 of Rathfarnham Site B, immediately inside the existing boundary wall to the site. This footpath shall be paved in concrete to the satisfaction of the Engineering Department of Dublin Corporation at the developer's expense and shall be bounded on its western side by a wall of similar height, construction and finish to that now existing on the site boundary adjoining.	To permit necessary pedestrian movement throughout the estate.
5. Prior to the commencement of any development on foot of this application on the site, the applicant shall: (a) lodged with the planning authority and receive written agreement for, a detailed landscaping plan for the entire public open space area which, by condition of previous planning permission, is to be developed as a public open space area or which is now occupied in part by a building store and	To protect and secure the necessary public open space amenities for this development and to ensure that the conditions of previous planning permissions are adhered to.

Assistant City and County Manager

Date

Contd/.....

30/9/85

to whom the appropriate powers have been delegated by Order of the City and County Manager dated

day of 19

Conditions

Reasons for Conditions

Compound owned by the applicant.

Carry out the complete enclosure development and finishing of the public open space area to the written satisfaction of the Parks Department of Dublin Corporation.

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To achieve a satisfactory standard of development.

7. Samples of the proposed roof tiles and brick finishes to all structures shall receive the written acceptance of the planning authority prior to the commencement of any development on the site.

To achieve a satisfactory standard of development

Assistant City and County Manager

Date.....

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

19.....