

CORPORATION OF DUBLIN

PLAN NO. 871/85 (2450/83)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 - 1983 PLANNING REGISTER (Part 1)		REGISTER REFERENCE 85A/1811T	
1. LOCATION	St. Annes, Kimmage Road West, Dublin 12. S		O.S. NO. GRID REF.	
2. PROPOSED DEVELOPMENT	substitution of house type for town houses on sites 103-107 incl.; No 120, AND PT. ONLY OF SITES 121 & 133.		PREPARED BY: ML CHECKED BY: KS	
3. TYPE & DATE OF APPLICATION	TYPE P.	APPLICATION DATE 31.5.1985	Date Further Particulars: (a) Requested (b) Received 1. 2. 3. 1. 2. 3.	
4. SUBMITTED BY	Name Allan S. Tomkins, tbn., 308 Clontarf Road, Address Dublin 3.			
5. APPLICANT	Name Moran Developments Ltd., 362 Castletown, Address Leixlip, Co. Kildare.			
6. DECISION	O.C.M. No. & DATE P. 1798. 29th July, 1985. Date NOTIFIED 29th July, 1985.		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE P. 1798. 12th September, 1985. Date NOTIFIED 13th September, 1985.		EFFECT PERMISSION GRANTED.	
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.

23 111 175

RECOMMENDATION:

Decision Order No. **P1798** Date **26/7/85**

I hereby endorse the recommendation of the
Senior Executive Development Controller/Senior Executive Planner **JC/MCH.** Date **26/7/85**

Permission
TO GRANT **Eight** in respect of the Application received on **31/3/85**

subject to **Eight** conditions, for the development proposed in Plan No./Reg. No. **871/85**

by Applicant **Moran Developments Ltd., 362 Castletown, Leixlip, Co. Kildare.**

namely to: **Substitution of house type for town houses on sites 103-207 inclusive and 120 & part only of Nos. 121 and 133 St. Annas, Kimmage Road West, Dublin 12.**

Signed:  Principal Officer. Date: **29/7/85**

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 **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 Acts 1878 & 1964.

3. The requirements of the Roads 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.

To achieve a satisfactory standard of development.

(b) the development to conform to "requirements for new developments" obtained from the Corporation Roads Section/
(c) the roadway to consist of two 9(nine) foot wide footpaths and 24ft. wide carriageways.
(d) gradient not to exceed 1 in 40 or less than 1 in 180.
(e) gully spacings not to exceed 120ft. with extra gullies 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 18ft 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 car parking space to be provided within the boundary of the house and none shall be permitted to issue onto the public road.

 29/7/85
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

29 1985

RECOMMENDATION:

I hereby endorse the recommendation of the

Senior Executive Development Controller/Senior Executive Planner

Decision Order No.

P1798

Date

Permission

JC/MCH.

26/7/85

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in respect of the Application received on

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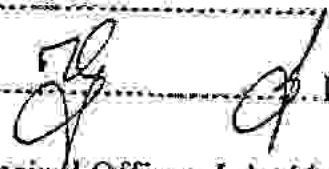
871/85

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Principal Officer.

Date: 29/7/85

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(a) the road to be constructed to the specifications of the Paving Section of the Corporation and under the supervision of the Paving Engineer.

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(c) the roadway to consist of two 9(nine) foot wide footpaths and 24ft. wide carriageways.

(d) gradient not to exceed 1 in 40 or less than 1 in 100.

(e) gully spacings not to exceed 120ft. with extra gullies 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 18ft 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 car parking space to be provided within the boundary of the house and none shall be permitted to issue onto the public road.



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

Conditions

Reasons for Conditions

(j) all manholes, A.J.s, F.A.I.s, etc. to be located within the boundary of the with which they are associated.

(k) kerb radii to be not less than 35ft. boundary radii to be 50ft.

(l) in the case of the cul-de-sac access roads, 20° kerb and boundary radii are noted and accepted at their junction with main spine road; also in the cul-de-sac, carriageway width of 20ft. and footpath widths of 7ft. are noted and accepted.

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

To achieve a satisfactory standard of 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).

In the interest of visual amenity.

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 and the boundary with pavement in front of the building line except for vehicular and pedestrian access openings shall be approx. 1 m. 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 capped.

In the interest of visual residential amenity.

7.That no development under any permission granted pursuant to this decision shall be commenced until the letter of guarantee issued by the Construction Industry Federation in accordance with the guarantee scheme agreed with the Corporation, which is due to expire on the 17th August 1985 is issued for a further appropriate period to be agreed with the Corporation.

To achieve a satisfactory standard of development.

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

To ensure that the development will not be out of character with surrounding residential development.

ant City and County Manager

Date.....

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