

CORPORATION OF DUBLIN

PLAN NO. 2519/73.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER (Part I)		REGISTER REFERENCE 2519/73 F29621
1. LOCATION	ASHFIELD, RATHFARNHAM ROAD.		OS. NO. 42.41. GRID REF 14.53E 23N
2. PROPOSED DEVELOPMENT	40 DETACHED HOUSES.		PREPARED BY: [Signature] CHECKED BY: [Signature]
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 9th Nov. 1973.	Date Further Particulars (a) Requested 1. 4th Jan. 1974. 2. 3. (b) Received 1. 19th June 2. 3.
4. SUBMITTED BY	Name HIGGINBOTHAM & STAFFORD, Address 72 NORTHUMBERLAND ROAD, DUBLIN 4.		
5. APPLICANT	Name GLENDALE TRUST, Address 36 HANNAVILLE PARK, DUBLIN 6.		
6. DECISION.	O.C.M. No. & DATE P2178. 16th Aug, 74. Date NOTIFIED 16th Aug, 74.		EFFECT TO GRANT PERMISSION SUBJECT TO (9) AND CONDITIONS. (SEE OPPOSITE)
7. GRANT ***	O.C.M. No. & DATE Date NOTIFIED		EFFECT
8. APPEAL 8A. DATE OF MINISTER'S DECISION.	NOTIFICATION TO CORPORATION 10th Sept, 74. 12th May, 76.		Decision PERMISSION GRANT SUBJECT TO (9) AND CONDITIONS. (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	[Blank]		
13. REVOCATION or AMENDMENT	[Blank]		
14. *** P3004	The duration of the above planning permission is hereby extended to 31.10.1984.		DATE OF ISSUE OF COPY
15.	[Blank]		CERTIFYING OFFICER

P.3004:

Section 29(9) of the Local Government (Planning and Development) Act, 1976.
Planning permission dated 12/5/1976 (Reg. Ref. 2317/73) for 40 detached houses at
"Ashfield", Rathfarnham, Dublin 14.

ORDER:

Duration of planning permission granted on 12th May, 1976 (Reg. Ref. 2317/73)
for 40 houses at "Ashfield", Rathfarnham, Dublin 14, is hereby extended to
31st October, 1984.

DATE..... 23/10/84

ASSISTANT CITY AND COUNTY MANAGER
TO WHOM THE APPROPRIATE POWERS HAVE BEEN
DELEGATED BY ORDER OF THE CITY AND COUNTY
MANAGER.
DATED 15th DAY OF September 1984

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Development (Planning & Development) Act, 1963: Local Government (Dublin) Acts 1935-1963

16 AUG 1974

FINANCIAL CONTRIBUTION:-
AMOUNT £

RECOMMENDATION:

I hereby endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1 : **JV/Rnc/L.**

Decision Order No. **P2178.** Date: **16/8**

TO GRANT **PERMISSION** in respect of the Application received on **19th June, 1974**

subject to conditions, for the development proposed in Plan No. **2519/73.** Reg. No. **2317/73.**

by Applicant **Slendale Trust Ltd.** of

namely to: **Eract 40 Detached Houses at Ashfield, Rathfernham.**

Signed: Assistant Principal Officer. Date:

ORDER: In accordance with the recommendation of the Assistant 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) Act, 1963 subject to the following **9** conditions imposed for the reasons stated:

Conditions	Reasons for Conditions
<p>1. The development to be carried out in accordance with a grant of permission by the planning authority or by the Minister for Local Government as special. The requirements of the Engineering Department to be complied with prior to commencement of use of the development. Approval under the Building Bye-laws to be obtained, and all conditions of approval to be observed in the development.</p>	<p>To achieve a satisfactory standard of development.</p>
<p>2. The estate including approach road thereto pathways through open spaces and all hard surfaced areas shall be completed in accordance with "Engineering Requirements for new Developments."</p>	<p>To achieve a satisfactory standard of development.</p>
<p>3. The pedestrian passage way running westwards adjacent to site "B" on layout plans shall have bollards at its eastern end, spaced at not more than 4'6" centres.</p>	<p>To achieve a satisfactory standard of development.</p>
<p>4. A fully detailed landscape plan shall be prepared and submitted to the Planning Department and written agreement thereto obtained prior to commencement of development. This plan shall provide for the following:- (a) The existing trees on the site shall be accurately located and their species identified. All these trees worthy of preservation shall be preserved. Further planting of trees shall be indicated in detail at points indicated on submitted plans as "new trees."</p>	<p>To protect the visual amenity of the area and to achieve a satisfactory standard of development.</p> <p><i>WRC</i> 16/8 OVER/.</p>

ASSISTANT CITY AND COUNTY MANAGER Date

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

Conditions

Reasons for Conditions

Provision of well furnished children's play space at least 500 sq. m. in area situated in a landscaped setting and not less than 36 metres from the nearest dwelling. This shall be surfaced with all-weather materials.

To protect the visual amenity of the area and to achieve a satisfactory standard of development.

(c) The blending of the open space generally with the Dodder Valley Road scheme at present under construction. The design of boundaries, contouring and planting here shall be such as to contribute to the overall visual amenity of the area.

(d) The treatment of the boundary with the Ring Road shall be the subject of agreement with this Department prior to commencement of development. The exact treatment, level and completion of the surplus land lying between the proposed houses on the west flank of the site and the Ring Road shall be agreed with the Paving Engineer. The walls and grading indicated on submitted plans are not necessarily acceptable.

(e) Trees shall be planted in the grass verge between the footpath and the carriageway (at least one tree for every three houses).

5. The existing pedestrian access from Rathfarnham Road (near the northern end of the site) shall be continued through (between sites 35 & 36) to the proposed Cul-de-sac. The entire pedestrian access including that portion existing, shall be paved in concrete or other durable material to the satisfaction of Engineering Department (Paving Section).

To provide for the convenience of pedestrians and to improve the residential amenities of the area.

OVER/

ASSISTANT CITY AND COUNTY MANAGER

Date

to whom the appropriate powers have been delegated by Order of the City & County Manager dated day of 19.....

16 AUG 1974

Decision Order No. 2517/73 Date

RECOMMENDATION:

I hereby endorse the recommendation of the
 Development Control Assistant Grade 1/Planning Assistant Grade 1 : 24/08/74 Date: 16th Aug, 1974

TO GRANT PERMISSION in respect of the Application received on

subject to conditions, for the development proposed in Plan No. 2517/73 Reg. No. 2517/73

by Applicant Glenvale Trust Ltd. of

namely to: Erect 40 Detached Houses at Ashfield, Rathfarnham.

Signed: Assistant Principal Officer. Date:

ORDER: In accordance with the recommendation of the Assistant 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) Act, 1963 subject to the following conditions imposed for the reasons stated;

Conditions	Reasons for Conditions
<p>6. Each of the houses comprised in the development shall be used only as a single family dwelling unit.</p> <p>7. Drainage layout to be a completely separate system. All sewers and other drainage works shall be constructed in accordance with the latest editions of C.P. 2005; the Tables of External Loads on Buried Pipelines prepared by the Building Research Station, Ministry of Public Buildings and Works and issued N.M.S.O. They must also comply with any special conditions or requirements of the Engineering Department, (Drainage Section). All ditches or streams bounding or traversing a building site shall be piped or otherwise treated as directed by the Corporation's Engineering Department, (Drainage Section). Where sewers are to be laid on footpaths they shall be laid in such a manner as that a clear space of 3'6" is maintained between the sewer and any building or boundary wall for the installation of other public services. It is also essential to provide space adjacent to the curb for the subsequent erection of public lighting standards. In order to facilitate the future erection of extensions at the rear of houses, the following provisions shall be made:-</p> <p>(a) Single or combined drains (both foul and surface water) shall be laid at a distance of not less than 5 metres (or 16 ft.) away from the backs of houses.</p> <p>(b) Where a completely separate drainage system is</p>	<p>To prevent unauthorised development.</p> <p>To ensure a satisfactory standard of development.</p> <p align="right">OVER/.</p>

Conditions

Reasons for Conditions

specified, a surface water drain shall, in all cases, including terraced houses be extended to the rear of each house.

To ensure a satisfactory standard of development.

8. Each garage to be used only for purposes incidental to the enjoyment of the dwelling house as such.

To prevent unauthorized development and to protect the amenity of the area.

9. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion and maintenance of services, including maintenance until taking in charge, by the local authority of roads, open space, car parks, sewers, watermains or drains has been given by:-

To ensure a satisfactory standard of development.

(a) lodgment with the Corporation of an approved insurance company bond in the sum of £6,250.

OR

(b) lodgment with the Corporation of a sum of £4,500 to be applied by the Corporation at its absolute discretion if such services are not duly provided and maintained to its satisfaction on the provision and completion of such services to standard specification and such lodgment in either case has been acknowledged in writing by the Corporation.

OR

OVER/.

ASSISTANT CITY AND COUNTY MANAGER

Date

to whom the appropriate powers have been delegated by Order of the City & County Manager dated day of 19

CORPORATION OF DUBLIN

Officer of the Assistant City and County Manager

Local Government (Planning & Development) Act, 1963: Local Government (Dublin) Acts 1930-1955

16 AUG 1974

RECOMMENDATION:

Decision Order No. **2377**. Date

hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 : **J/MAL**. Date:

PERMISSION

TO GRANT in respect of the Application received on **1973** **20th** **1973**.

subject to conditions, for the development proposed in Plan No. **2319/73**. Reg. No. **2317/73**.

by Applicant **Slawale Trust Ltd.** of

namely to: **Erect 46 Detached Houses at Ashfield, Rathfarnham.**

Signed: Assistant Principal Officer. Date:

ORDER: In accordance with the recommendation of the Assistant 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) Act, 1963 subject to the following conditions imposed for the reasons stated;

Conditions	Reasons for Conditions
<p>(c) lodgment with the Corporation of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development in accordance with the guarantee scheme agreed with the Corporation.</p>	<p>To ensure a satisfactory standard of development.</p>

ASSISTANT CITY AND COUNTY MANAGER

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

ROINN RIALTAIS AITIUILL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

Contae-Bhaire Shaille Atha Claithe

Planning Register Reference Number: 2317/T3

APPEAL by Jean Davis, 117 Rathfarnham Road, Dublin and others against the decision made on the 16th day of August, 1974 by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to grant subject to conditions a permission to Glendale Trust Limited, 36, Hannaville Park, Dublin for housing development on a site at Ashfield, Rathfarnham Road in accordance with plans and particulars lodged with the Corporation:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, and after consideration of the report of the person who conducted an oral hearing of the said appeal, it is hereby decided to grant permission for the said housing development subject to the conditions specified in column 1 of the Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. Houses numbered 16, 17, 18, 19, 39 and 40 as shown on the lodged plans (i.e. drawing 14726) shall be omitted and the sites thereof shall be reserved free of buildings and shall be incorporated into the development as amenity open space.</p>	<p>1. To avoid interference with the Dodder Valley Sewer which traverses the site.</p>
<p>2. Ballards, spaced at 4 feet 6 inches centres, shall be placed at the eastern end of the pedestrian-way adjacent to the plot marked B on the lodged plans.</p>	<p>2. To ensure a satisfactory standard of development and in the interest of pedestrian safety.</p>
<p>3. The existing pedestrian access from Rathfarnham Road shall be continued to run through (between sites numbered 35 and 36) to the cul-de-sac Road. This entire pedestrian way shall then be satisfactorily surfaced in a durable material.</p>	<p>3. To provide a convenient access for pedestrians from Rathfarnham Road.</p>

(Cont'd. on page 2)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>4. All existing hard tracks on the site shall be retained save where their removal is essential to facilitate necessary building operations.</p> <p>5. The site including the amenity open space and the surplus land lying between the proposed houses on the west side of the site and the ring road shall be landscaped in accordance with a scheme of landscaping which shall be submitted to and agreed with the planning authority. The scheme shall:-</p> <p>(a) give full particulars of the proposed treatment of all open areas (including the grass verge adjoining the carriageway) showing where applicable mownowning and grading.</p> <p>(b) show full details of the proposed treatment of site boundaries (including the boundary with the ring road).</p> <p>(c) show where existing trees are being retained and where new trees are being planted (giving details of tree types).</p> <p>(d) give precise details of children's play areas.</p>	<p>4. In the interests of visual amenity.</p> <p>5. In the interests of visual and residential amenity and to ensure that the treatment of the open space generally will blend with the Goddard Valley Tree scheme.</p>
<p>In default of agreement as to the said scheme of landscaping the matter shall be referred to and determined by the Minister for Local Government.</p>	
<p>6. Before the development commences security for the satisfactory completion of the development including maintenance until taken in charge by the planning authority of roads, footpaths, watermain, drains, open spaces and public lighting required in connection with the development shall be provided by the developer by way of a bond or similar guarantee or by way of a cash deposit in such sum as may be acceptable to the planning authority coupled with an agreement empowering the said</p>	<p>6. To ensure satisfactory completion of the development.</p>

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>authority to apply such deposit or part thereof for the execution of any uncompleted part of the development. In default of agreement as to the amount of such bond, guarantee or cash deposit the amount shall be determined by the Minister.</p>	

Parliamentary Secretary to the Minister for Local Government to whom the relevant powers and duties of the said Minister under the Local Government (Planning and Development) Act, 1963, are delegated by the Local Government (Delegation of Ministerial Functions) Order, 1975.

Dated this 12th day of May 1976.