


## CORPORATION OF DUBLIN

PLAN NO. 4399/81 (3817/81)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE  WA 2974 <sup>T</sup>	
1. LOCATION	Site 'A' Rathfarnham Castle, Rathfarnham Road, Dublin 14.		O.S. NO. S-3391-4  GRID REF. 1465-2856	
2. PROPOSED DEVELOPMENT	Alterations to approved plans Flat blocks 1-8 and 12-17 inc.		PREPARED BY: P.P.  CHECKED BY: 	
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 10.12.81.	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....	
4. SUBMITTED BY	Name Address	Delany MacVeigh and Pike, 15 Clyde Road, Ballsbridge, Dublin 4.		
5. APPLICANT	Name Address	Rathfarnham Castle Developments Ltd., 42-45 St. Stephens Green, Dublin 2.		
6. DECISION	O.C.M. No. & DATE P366. 8th February, 1982. Date NOTIFIED 8th February, 1982.		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS. (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE P660 12.3.82 Date NOTIFIED 15.3.82		EFFECT TO GRANT PERMISSION (SEE OPPOSITE)	
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			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

[ 8 FEB 1982

**RECOMMENDATION:**

I hereby endorse the recommendation of the  
Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No. **P366** Date.....

**WT/EH** Date **8.2.82**

TO GRANT **PERMISSION** in respect of the Application received on **10.12.81**

subject to **8** conditions, for the development proposed in Plan No./Reg. No. **4399/81**

by Applicant **Rathfarnham Castle Developments Ltd 42-45 St. Stephens Green D.2**

namely to: **Erect flat blocks 1-8 and 12-17 inclusive at site "A" Rathfarnham**

**Castle, Rathfarnham Road, Dublin 14. (alterations to approved plans)**

Signed: \_\_\_\_\_ Principal Officer. Date: **8/2/82**

**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 proposed 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 conditions attached to the previous permissions affecting the overall site shall be complied with in carrying out the development; In particular the following:- (a) All existing trees, shrubs etc on the boundary of the site at Castle Golf Club shall remain as existing. All existing sound trees on the site shall be retained and shall be protected during building operations. The manner of this protection shall be decided by the Parks Superintendent. The applicant shall consult with the Parks Superintendent prior to commencement of development. (b) Semi-mature and standard trees shall be planted in accordance with the landscaping proposals submitted with the application unless otherwise required in writing by the Corporation Parks Superintendent. (c) The portion of the public open space in the applicant's ownership which is at present existing parkland and which is approximately 5.357 acres in extent shall be retained as open space. <del>No structure shall be erected on this area of ground.</del>	To achieve a satisfactory standard of development.

*RB*  
*8/2/82*

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.....

ements shall be made for the transfer of the ownership of this piece of ground to the Corporation Parks Department.

(d) The proposed public open space areas together with all other open spaces areas and landscaping proposal shall be developed fully prior to the completion of 100 dwellings on the site.

4. Before commencement of the development, the applicant shall consult with the Chief Fire Officer and the Chief Health Inspector and any requirements they may have shall be incorporated in the development.

To prevent the creation of a fire or health hazard.

5. The southern corner/garden apartment block no. 14 shall be located not closer than 10.5 metres to the boundary with Rathfarnham Site B and the southern corner of garden apartment block no. 16 shall be located not closer than 13 metres to the boundary with Rathfarnham Site B as shown in the submitted plans.

In the interests of residential amenity.

6. The development shall make a contribution towards the cost of diverting the foul sewer which affects the site. The amount of this contribution shall be agreed with the Sanitary Services Section of the Engineering Department prior to commencement of development. All other requirements of the Sanitary Services Section of the Engineering Department shall be incorporated in the development.

To provide for a satisfactory standard of development.

7. The following requirements of the Roads Engineering shall be incorporated in the development:-

To provide for a satisfactory

(a) All surface water from the site of each house/flat block to be trapped and discharged to drains within the curtilage of the site, such discharge to be made to the surface water drains where the drainage is on the separate system.

*standard of development*

(b) All manholes, A.J.'s, F.A.I.'s etc to be located within the curtilage of the site of each house/flat block.

(c) All boundaries between private property and ultimately public footpaths, roads and open spaces as well as between public footpaths and open spaces (other than footpath through open spaces) shall consist of walls of substantial construction at least 18 inches in height.

(d) Driveway gradients shall not exceed 1 in 40 for the first 20 feet inside the line of boundary, maximum ramp grading shall be 1 in 7.

(e) Gates to driveways etc. shall not be opened outwards over footpaths.

(f) Access roads shown as private roads which are not up to standard set down in "Requirements for New Developments" of the Corporation Paving Section shall remain in private ownership and shall not be taken over by the Corporation. Nevertheless, such access roads must be constructed to a proper standard and a lighting system equal in standard to that of the Public Lighting Department must be installed.

Date.....

Assistant City and County Manager

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