

CORPORATION OF DUBLIN

PLAN NO. 4334/81 (3517/81)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE W42970T
1. LOCATION	St. Annes Estate, Kimmage Road West, Dublin 12.		O.S. NO. N-3263- GRID REF. 149-32
2. PROPOSED DEVELOPMENT	29 flats in 3-storey units (alterations to approved plans).		PREPARED BY: MW CHECKED BY:
3. TYPE & DATE OF APPLICATION	TYPE P.	APPLICATION DATE 4.12.1981.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Robert Creedon & Partners, tbn., Address Ulster Bank Buildings, Main St., Blackrock, Co. Dublin		
5. APPLICANT	Name St. Annes Estates Ltd., Address 11 Newmarket, Dublin 8.		
6. DECISION	O.C.M. No. & DATE P293 2.2.1982 Date NOTIFIED 2.2.1982		EFFECT TO GRANT PERMISSION SUBJECT TO TWELVE (12) CONDITIONS (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P648 11.3.82 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			
14.			
15.			
16.			

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND
TREASURER'S RECEIPT NO.

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:**WT/EH**.....Date **29.1.82**..

Decision Order No.....**P293**.....Date.....

TO GRANT.....**PERMISSION**.....in respect of the Application received on.....**4.12.81**.....

subject to.....**11**.....conditions, for the development proposed in Plan No./Reg. No.....**4334/81**.....

by Applicant.....**St. Annes Estates Ltd**.....of.....**11 Newmarket Dublin 8**.....

namely to:.....**Erect 29 flats in three storey units (alterations to approved plans) at**.....

.....**St. Annes Estate, Kimmage Rd West, Dublin 12**.....

Signed:..........Principal Officer. Date:.....**2/2**.....

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 required by the other conditions attached hereto.	To ensure that the development will be in accordance with the permission.
2. Before commencement of the development approval under the building bye laws to be obtained and/conditions of the approval to be observed in the development.	To comply with the provisions of the Sanitary Services Acts 1878-1964.
3. Prior to commencement of the development the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements in relation to the prevention of a fire hazard, in particular the provision of adequate means of escape in case of fire and adequate fire fighting facilities. Any requirements that would result in a material alteration to the external appearance of the structure shall be the subject of a further planning application.	To prevent the creation of a fire hazard.
4. Prior to commencement of the development the applicant shall consult with the Chief Health Inspector and shall ascertain and comply with his requirements in relation to the prevention of a health hazard. Any requirements that would result in a material alteration to the external appearance of the structure shall be the subject of a further planning application.	To prevent the creation of a health hazard.
5. Before completion and occupation of the flat dwellings the access road to the proposed development from Kimmage Road West shall be constructed to the requirements of the Corporation's Engineering Section. The following requirements of the Engineering Dept shall also be incorporated in	To provide for a satisfactory standard of development.

.....Date.....
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.....

development:

(a) Internal lighting scheme equal in standards to that of the Public Lighting Department shall be provided.

(b) All surface water shall be trapped and discharged to drains within the final boundary of the site and none shall be permitted to issue onto the public road.

(c) All manholes, A.J.'s, F.A.I.'s etc shall be located within the final boundary of the site.

(d) The developer shall ascertain from the Road Design Section the road widening line from Kimmage Rd West along the frontage of the site, the area of which was included in the Kimmage Rd West/Kimmage Rd Lr/Portfield Rd/Terenure Rd West C.P.O. The existing boundary shall be demolished and the area between the existing boundary and the set back boundary which shall be sited on the widening line shall be paved in a durable material and shall be to a contour all acceptable to the Paving Engineer. The area shall be maintained by the developers and their legal successors or alternatively some mutually acceptable arrangement shall be made with the Corporation with regard to paving and maintenance of the area.

(e) Acceptable arrangements shall be made regarding the future maintenance of the internal system of roads and footpaths and there will be no question of the development being taken-in-charge at any stage in the future.

6. The boundary with Kimmage Rd West and the new road shall consist of a two metre high brick wall or vertical cast iron railings over a dwarf brick wall. Details of this proposed boundary treatment shall be agreed with the Corporations Planning Department prior to commencement of development. Areas not covered by road, car park, buildings, or bus way shall be reserved exclusively as amenity open space.

7. The reservation for the busway shall be in conformity with attached plan no. T.P.2977/2. Such area shall be kept free of any development and it shall be reserved exclusively for use as a busway. The boundary treatment with regard to this busway shall be a two metre high suitably capped and dashed wall.

8. All requirements of the Sanitary Services Section, Engineering Dept shall be incorporated in the development.

9. Applicant shall submit a landscaped scheme, comprising both forest and ornamental type trees, (at least 12 trees) the written agreement to this landscape scheme shall be obtained from the Planning Department prior to commencement of development.

10. Footpath connections shall be provided between the new road and the internal footpaths.

11. The proposed flats shall be used exclusively for residential purposes and shall not be used for any form of office or commercial use.

In the interest of visual amenity.

To achieve a satisfactory standard of development.

To provide for a satisfactory standard of development.

In the interest of visual amenity.

In the interest of amenity.

In the interests of residential amenity.

Assistant City and County Manager

Date.....

It is hereby declared that the appropriate powers have been delegated by Order of the City & County Manager dated.....day of

.....19.....

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

18 FEB 1982

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1: **WT/EH** Date **8.2.82**

Decision Order No. **P366** Date

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.5**

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:

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
<p>8. 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 spaces, car parks, public lighting installation sewers, watermains, or drains has been given by:-</p> <p>(a) Lodgement with the Corporation of an approved insurance company bond in the sum of £69,000. OR</p> <p>(b) Lodgement with the Corporation of a sum of £38,000 to be applied by the Corporation including any interest accrued thereon 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 lodgement in either case has been acknowledged in writing by the Corporation. OR</p> <p>(c) Lodgement 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 achieve a satisfactory standard of development.</p>

Assistant City and County Manager

Date

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