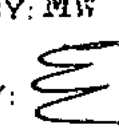


# CORPORATION OF DUBLIN

PLAN NO.  4090/81 (400/81)(359/81)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE  12A2952	
1. LOCATION	St. Annes, Kimmage Road West, Dublin 12.		O.S. NO. P-3328-12	GRID REF. 1328-3039
2. PROPOSED DEVELOPMENT	111 houses		PREPARED BY: MW	CHECKED BY: 
3. TYPE & DATE OF APPLICATION	TYPE  P & B	APPLICATION DATE  13.11.1981.	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....	
4. SUBMITTED BY	Name A.S. Tomkins, tbn., Address 308 Clontarf Road, Dublin 3.			
5. APPLICANT	Name J.J. O'Brien (Churchtown) Ltd., Address Westminster Lawns, Leopardstown, Foxrock, Co. Dublin.			
6. DECISION	O.C.M. No. & DATE P63 12.1.1982. Date NOTIFIED 12.1.1982		EFFECT TO GRANT PERMISSION SUBJECT TO NINE (9) CONDITIONS (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE P63. 15th February, 1982. Date NOTIFIED 17th February, 1982.		EFFECT PERMISSION GRANTED. (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:

Decision Order No. **P63**

Date

**JC/EM**

Date **11.01.82**

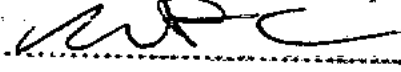
TO GRANT **PERMISSION**

in respect of the Application received on **13.11.81**

subject to **9** conditions, for the development proposed in Plan No./Reg. No. **4090/81**

by Applicant **J. J. O'Brien (Churchtown) Ltd Westminster Lanes, Leopardstown, Foxrock, Dublin.**

namely to: **Erect 52 houses, in substitution for existing house type at St. Annes Estate Kimmage Rd, West, Dublin 12. (Being part of overall proposal for 111 houses of which only 52 are within the City boundary).**

Signed:  Principal Officer. Date: **11/1**

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 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 following requirements of the Roads Engineer shall be incorporated in the development:-

To provide for a satisfactory standard of development.

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

(b) The development shall conform to requirements for new developments obtainable from the Corporations Roads Section.

(c) The roadway shall consist of two nine feet wide footpaths and a 24 feet wide carriageway (as shown on submitted plans).

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

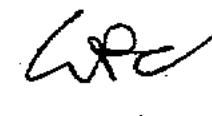
(e) Gully spacings not to exceed 120 feet with extra gullies at road junction.

(f) The boundary with public road or open space to consist of a wall, except for access points of substantial construction at least 18 inches in height.

(g) Gates not to open outwards over the footpath.

(h) Driveway gradient not to exceed 1 in 40 for the first 20 feet inside line of boundary.

(i) At least one off street car parking space be provided within the boundary of the site of each house.

  
12/1

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

1. Surface water to be trapped and discharged to drains on the boundary of the house and none shall be permitted to flow onto the public footpath.  
 (k) All manholes, A.J.'S, F.I.A.I.'S etc to be located within the boundary of the site with which they are associated.  
 (l) Kerb radii to be not less than 35 feet; boundary radii to be 50 feet.  
 (m) Buildings to be 25 feet set back from the boundary with public road.

4. All requirements of the Engineering Dept (Sanitary Services Section) shall be incorporated in the development.

5. This permission applies only to the modification of house types shown in Plan No. 983/80, the strip of land located to the south of the proposed access roadway shall be grassed and planted with 16 ornamental trees.

6. Before development commences, the applicant shall consult with the Parks Superintendent concerning the existing trees on the site and any works necessary for the conservation of the trees during building operations. At least one ornamental tree shall be planted in the front gardens of each block of houses (13 trees).

7. Boundaries between houses behind the building line and boundaries at the rear of the houses shall be at least 2 metres in height and shall be suitably capped and rendered. The screen wall to the side of site no. 1 between sites nos 20 & 21 and 24 & 25 shall be 2 metres in height, shall be of brick to match the proposed houses and shall be suitably capped. Boundary walls between houses in front of the building line and the boundary with the pavement except for vehicular and pedestrian access openings shall be approximately 1 metre in height and shall be constructed of brick to match the proposed houses and shall be suitably capped. The boundary between the site & the existing premises fronting onto Whit

Gardens in the vicinity of sites 52, 104, 109, and turning bay at site 52 shall be a 2 met high screen wall suitably capped and rendered.  
 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 open space, car parks, public lighting installation, sewers, watermains or drains has been given by:-  
 (a) Lodgement with the Corporation of an approved insurance company bond in the sum of IR£36,300.

or  
 (b) Lodgement with the Corporation of a sum of IR£19,600 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  
 (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.

9. The houses to be used as single dwelling units only.

To provide for a satisfactory standard of development.

To ensure that the development is in accordance with the permission.

In the interest of visual amenity.

In the interest of visual amenity.

To achieve a satisfactory standard of development.

To ensure development will be out of character with surrounding residential development.  
 Date.....

.....stant City and County Manager

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