

CORPORATION OF DUBLIN

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| PLAN NO. 3817/81 (3664/81) | | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I) | | REGISTER REFERENCE WA2934^T | |
| 1. LOCATION | | site 105, Rathfarnham Wood, Dublin 14. | | O.S. NO. S-3391-4 | |
| 2. PROPOSED DEVELOPMENT | | revised house plan. | | GRID REF. 1465-2856 | |
| 3. TYPE & DATE OF APPLICATION | | TYPE P & B | APPLICATION DATE 19.10.1981. | Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3. | |
| 4. SUBMITTED BY | | Name Lynch O'Toole Walsh, Address 1 Woodside Drive, Dublin 14. | | | |
| 5. APPLICANT | | Name A. Keegan & Sons Ltd., Address 88 St. Patricks Road, Walkinstown, Dublin 12. | | | |
| 6. DECISION | | O.C.M. No. & DATE P3614 2.12.1981 Date NOTIFIED 3.12.1981 | | EFFECT TO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS (SEE OPPOSITE). | |
| 7. GRANT | | O.C.M. No. & DATE P3614. 16th February, 1982. Date NOTIFIED 16th 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.

P3614

2 - DEF. 1981

Date

JC/GK

1.12.81

TO GRANT **permission**

in respect of the Application received on

19.10.81

subject to **B** conditions, for the development proposed in Plan No./Reg. No. **3817/81**

by Applicant **A. Keegan & Sons Ltd.,** of **88 St. Patrick's Rd., Walkinstown, Dublin 12.**

namely to: **Erect house (revised house plan) at site 105 Rathfarnham Wood, Dublin 14.**

Signed

[Signature]

Principal Officer.

Date

2/12

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 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 provisions of the Sanitary Services Acts 1878 to 1964.

3. The roof of the proposed house shall be finished in tile and slates as shown in the submitted plans. The tile finish and the brick finish shall match the red brick and brown tile finish of existing house on road No. 1. The front garden wall shall be of brick to match the brick front walls of existing houses on road No. 1. The first floor landing window shall be permanently obscure glazed.

In the interests of visual amenity and residential amenity.

[Signature]
3/12

4. The house shall be used as a single family dwelling only.

To provide for the proper planning and development of the area.

5. A minimum building line of 20ft. shall be provided in conjunction with the house measuring from the main front wall of the house to the front and side boundary of each site to the public road.

To ensure an adequate standard of development.

6. The following requirements of the Engineering Department (Roads) to be complied with in the development:-

To achieve a satisfactory standard of development.

a) all surface water from each site shall be trapped and discharged to drains within the curtilage of the site. Such discharge shall be made to the surface water drains where the drainage is on the separate system.

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

- b) manholes, AJs, FAIs, etc., shall be located within the curtilage of the site of each house.
- c) driveway gradient shall not exceed 1 in 40 for the first 20ft. to be measured from the back of the footpath.
- d) gates to driveway shall be designed not to open outwards over footpath.
- e) the specifications of the Paving Section of the Corporation shall be used for roads or footpaths and the construction shall be to the supervision of the Paving Engineer.
- f) the development shall conform with requirements of new developments which is obtainable from the Paving Section of the Corporation.

7. Detailed landscaping scheme shall be carried out on the site which shall make provision for the following:-
- a) semi-mature trees shall be planted in the grassed margin in front of every house.
 - b) the species of trees shall be specified by the Corporation Parks Superintendent.
 - c) all open spaces, roadside grass margins play area shall be completed to the satisfaction of the Parks Superintendent.
 - d) for the avoidance of doubt, all relevant conditions applying to the original planning permission on this site Plan No. 3730/78 shall also apply to this permission, in particular the 5.375 acre public open space shall be transferred to the Corporation prior to commencement of development. The playing pitch shall be developed fully before completion of 100 houses on the site (i.e. Rathfarnham B).
 - e) all existing trees, shrubs, etc., on the boundary of the site to the Golf Club shall be retained.

8. The requirements of the Engineering Department (Sanitary Services) to be complied with in the development.

In the interests of amenity.

To achieve a satisfactory standard of development.

Assistant City and County Manager

Date.....

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

19.....