

CORPORATION OF DUBLIN

PLAN NO. 3517/81.	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE WA2909T
1. LOCATION	St. Annes Estate, Kimmage Road West, Terenure, D.12.		O.S. NO. GRID REF.
2. PROPOSED DEVELOPMENT	52 Houses, in substitution for existing house types.		PREPARED BY: A.K. CHECKED BY:
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 23rd Sept. '81.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Mr. A.S. Tomkins, Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name Mr. J.O'Brien, (Churchtown) Ltd., Address Westminister Lawns, Leopardstown Rd. Foxrock Co. Dublin.		
6. DECISION	O.C.M. No. & DATE P3411. 20th November, 1981. Date NOTIFIED 20th November, 1981.		EFFECT TO GRANT PERMISSION SUBJECT TO NINE (9) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P3411 20.1.1982 Date NOTIFIED 2.2.1982		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.

20 NOV 1981

RECOMMENDATION:

Decision Order No. P3411

Date

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

JC/GK

Date 20.11.81

TO GRANT permission in respect of the Application received on 23.9.81subject to 9 conditions, for the development proposed in Plan No./Reg. No. 3518/81by Applicant John J. O'Brien (Churchtown) Ltd, Westminster Lane, Leopardstown Rd., Foxrock Co. Dublin.namely to: Erect 52 houses, in substitution for existing house types at St. Annas Estate, Kinnage Road West, Terenure, Dublin 12.

Signed:

Principal Officer. Date: 20/11

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.
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.
3. The following requirements of the Roads Engineer shall be incorporated in the 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 Corporation's Roads Section.
 - c) the roadway shall consist of two 9' wide footpaths and a 24' wide carriageway (as shown in submitted plans).
 - d) gradient not to exceed 1 in 40 or be less than 1 in 100.
 - e) gully spacings not to exceed 120' 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" in height.
 - g) gates not to open outwards over the footpath.
 - h) driveway gradient not to exceed 1 in 40 for the first 20' inside line of boundary.
 - i) at least one off-street car parking space be provided within the boundary of the site of each house.
- 3) All surface water to be trapped and discharged to drains within the boundary of the house and none shall be permitted to issue onto the public footpath.

To comply with permission regulations.

To comply with ^{the} provisions of the Sanitary Services Act 1878 to 1964.

To provide for a satisfactory standard of development.

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

k) manholes, AJ's, FAI's, etc., to be located within the boundary of site with which they/associated.

l) kerb radii to be not less than 35', boundary radii to be 50'.

m) building to be 25' set back from the boundary with public road.

4. All requirements of the Engineering Department (Sanitary Services) 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 15 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 2m in height and shall be suitably capped and rendered. The screen wall to the side of site No. 1 between sites Nos. 20 and 21 and 24 and 25 shall be 2m 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 1m in height and shall be constructed of brick to match the proposed houses and shall be suitably capped.

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, watermain 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 shall 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 not be out of character with surrounding residential development.

Date.....

Assistant City and County Manager

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

19.....