

## CORPORATION OF DUBLIN

PLAN NO. 2373/81 (693/81, 536/81)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE <b>WAD271</b>	
1. LOCATION		Site 'A' Rathfarnham Castle, Dublin 14.		O.S. NO. S-3391-4 GRID REF. 1465-289	
2. PROPOSED DEVELOPMENT		Alterations to layout and house type on sites 1-16.		PREPARED BY: JOT CHECKED BY: T.C.	
3. TYPE & DATE OF APPLICATION		TYPE  P&B	APPLICATION DATE  26.6.1981	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....	
4. SUBMITTED BY		Name Delany MacVeigh and Pike, Address 15 Clyde Road, Ballsbridge, Dublin 4.			
5. APPLICANT		Name Rathfarnham Castle Developments Ltd., Address 42-45 St. Stephen's Green, Dublin 2.			
6. DECISION		O.C.M. No. & DATE P2316. 24th August, 1981. Date NOTIFIED 24th August, 1981.		EFFECT TO GRANT PERMISSION SUBJECT TO FOUR (4) CONDITIONS. (SEE OPPOSITE)	
7. GRANT		O.C.M. No. & DATE P2316. 14th October, 1981. Date NOTIFIED 16th October, 1981.		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. **P2316** Date **24 AUG 1981**

**WT/GK** Date **24.8.81**

**TO GRANT** permission in respect of the Application received on **26.6.81**

subject to 4 conditions, for the development proposed in Plan No./Reg. No. **2373/81**

by Applicant **Rathfarnham Castle Developments Ltd., 42-45 St. Stephens Gr., Dublin 2.**

namely to: **Carry out alterations to layout and house type on sites 1-15 at Site 'A'**  
**Rathfarnham Castle, Dublin 14.**

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
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 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 the provisions of the Sanitary Services Acts 1878 to 1964.
3. Each of the proposed houses to be used as a single dwelling unit only.	To prevent overdevelopment of the site.
4. The conditions attached to previous permissions affecting the overall site shall be adhered to in carrying out this development, in particular the following:- (A) The following requirements of the Engineering Department (Roads) to be complied with in the development: a) a pedestrian access way at least 6ft. wide to be provided between house numbers DH 14 and DH 15 linking the cul-de-sac serving those houses with the cul-de-sac serving the adjoining houses on Site B immediately to the south. b) the specification of the Paving Section of the Corporation to be used for roads and footpaths and construction to be to the supervision of the Paving Engineer. c) the development must conform to the Requirements for New Developments of the Corporation obtainable from the Paving Section. 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. All manholes, AJs, FAJs, etc., to be located within the curtilage of the site of each house/flat block.	To achieve a satisfactory standard of development.

contd./...

\_\_\_\_\_  
Assistant City and County Manager

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

d) All boundaries between private property and ultimately public footpaths, roads or open spaces as well as between ultimate public footpaths and open spaces (other than footpaths through open spaces) to consist of walls of substantial construction and be at least 18" in height.

e) driveway gradients not to exceed 1 in 40 for the first 20ft. inside line of boundary maximum ramp gradient to be 1 in 7. Gates to driveways etc., to be designed not to open outwards over footpaths.

(B) Prior to commencement of development, the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements in regard to the prevention of a fire hazard in the development, in particular the provision of adequate means of escape in case of fire and adequate fire fighting facilities.

To ensure adequate protection from fire hazards.

(C) All existing trees shrubs etc., on the boundary of the site to the Castle Golf Club shall be retained as existing. All existing sound trees on the site to be retained shall be protected during building operations. The manner of this protection shall be decided by the Parks Superintendent prior to commencement of development. The group of sound trees in the north eastern section of the site shall be retained except those trees which are diseased or unsafe or affected by essential building operations. Adequate protection shall be given to these trees during building operations, the manner of this protection shall be decided by the Corporations Parks Superintendent. At least one ornamental tree shall be planted in the front garden of each house.

In the interest of amenity.

(D) 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 space, car parks and public lighting installation, sewers, watermain or drains has been given by:-

To achieve a satisfactory standard of development.

- a) Lodgement with the Corporation of an approved insurance company bond in the sum of £54,000; OR
- b) Lodgement with the Corporation of a sum of £25,500 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.

(E) A screen wall six feet in height finished to a high standard and capped with brick piers to match the brick finish of the proposed houses shall be provided along the boundary of the site to Rathfarnham Castle adjoining the garden apartment blocks 1, 2, 3 and 4 and shall also be provided behind the building line of the eastern most and western most house in this application and along the rear boundary to houses on this application.

In the interest of amenity.

contd/...

Assistant City and County Manager

Date.....

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