

CORPORATION OF DUBLIN

PLAN NO. 2366/81 (1026/81, 693/81)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE 2004/81 WA2824 ^T
1. LOCATION	Rathfarnham Wood, Grange Road, Dublin 13.		O.S. NO. S-3391-41 GRID REF. 1465-28
2. PROPOSED DEVELOPMENT	Revised layout for sites 13, 14 & 33-36 (inc.) including 1 extra site.		PREPARED BY: JO CHECKED BY: T.C.
3. TYPE & DATE OF APPLICATION	TYPE P&B	APPLICATION DATE 26.6.1981	Date Further Particulars: (a) Requested (b) Received 1. 2. 3.
4. SUBMITTED BY	Name James V.N. Looney, Address 17 Prussia Street, Dublin 7.		
5. APPLICANT	Name Langan N.E. Ltd., Address 127 Ranelagh, Dublin 6.		
6. DECISION	O.C.M. No. & DATE P2084. 6th August, 1981. Date NOTIFIED 6th August, 1981.	EFFECT TO GRANT PERMISSION SUBJECT TO TEN (10) CONDITIONS. (SEE OPPOSITE)	
7. GRANT	O.C.M. No. & DATE P2084. 14th October, 1981. Date NOTIFIED 22nd 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: WT/GK Date: 6.8.81

Decision Order No. P2084 Date: 6.8.81

TO GRANT permission in respect of the Application received on 26.6.81

subject to 10 conditions, for the development proposed in Plan No./Reg. No. 2366/81

by Applicant Langan M. E. Ltd., of 127 Ranelagh, Dublin 6.

namely to: Revise layout for sites 13, 14 and 33-36 (incl.) including 1 extra site at
Rathfarnham Wood, Grange Rd., Dublin 14

Signed: [Signature] Principal Officer. Date: 6/8

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 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 house shall be used as a single family dwelling.	To provide for the proper planning and development of the area.
4. A minimum building line of 20' shall be provided in conjunction with each house.	To achieve a satisfactory standard of development.
5. The following requirements of the Engineering Department (Roads) shall be complied with in the development:- a) all surface water from each site shall be trapped and discharged into 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. b) all manholes, AJ's, FAI's, etc., to be located within the curtilage of the site of each house. c) all boundaries between private property and public footpath and roads and open spaces as well as between public footpath and open spaces (other than footpaths through open spaces) shall consist of walls of substantial construction at least 18" high. d) the driveway gradient shall not exceed 1 in 40 for the first 20' measured from the back of the footpath. e) gates to driveway shall be designed not to open outwards over the public footpath. f) specification of the Paving Section of the Corporation	To achieve a satisfactory standard of development. <u>[Signature]</u> <u>6/8</u> cents/...

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
<p>to be used for roads, footpaths and construction shall be to the supervision of the Paving Engineer.</p> <p>g) the development shall conform with "requirements for new developments" of the Corporation which is obtainable from the Paving Section of the Corporation.</p> <p>6. The front boundary wall shall match the design and height of the plaster and brick capped wall of the existing houses on adjacent sites. The screen walls shall be 2m in height and shall be similarly designed to the front boundary wall.</p> <p>7. A landscaping scheme shall be carried out on the site which shall make provision for the following:-</p> <p>a) semi-mature trees shall be planted in the grass margin in front of every house and along the side gardens of houses on corner positions. The species of trees shall be specified by the Corporation's Parks Superintendent.</p> <p>b) all open spaces, roadside grass margins and play areas shall be completed to the satisfaction of the Parks Superintendent.</p> <p>c) for the avoidance of doubt, all relevant conditions applying to the original planning permission on the site Plan No. 3730/78 shall also apply to this permission in particular the 0.375 acre public open space shall be transferred to the Corporation prior to commencement of development and the playing pitch shall be fully developed before completion of 100 houses on the site.</p> <p>8. The requirements of the Engineering Department (Sanitary Services) to be complied with in the development.</p> <p>9. The brick, tile and plaster finish shall match the finish of the existing houses on the site. The north-west elevations of house No. 14 shall be of brick.</p> <p>10. This permission does not constitute a planning permission for the house/site adjacent to site No. 14.</p>	<p>In the interest of visual amenity.</p> <p>In the interest of amenity.</p> <p>To achieve a satisfactory standard of development.</p> <p>In the interest of visual amenity.</p> <p>Insufficient details and plans have been submitted to ensure that any development will be in accordance with this permission.</p>

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.....

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**

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 1-36 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
<p>i) single or combined drains (both foul and surface water) shall be laid at a distance of not less than 5m (or 16ft.) away from the backs of houses.</p> <p>ii) where a completely separate drainage system is specified a surface water drain in all cases, including terraced houses, be extended to the rear of each house. Waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.</p> <p>f) prior to commencement of development, the applicants shall consult with the Sanitary Services Section of the Corporation regarding the payment of a contribution towards the cost of either:-</p> <p>i) the enlargement and modification of the existing local foul sewer, <u>OR</u></p> <p>ii) the diversion of the upper reaches of the foul sewer catchment area to the new Dodder Valley Sewer.</p>	<p><i>24/8/81</i></p>

Assistant City and County Manager

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

Date: _____

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager
Local Government (Planning & Development) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

P2316

24 AUG 1981

RECOMMENDATION:

I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No.

WT/GK

Date

24.8.81

26.6.81

TO GRANT permission in respect of the Application received on

2373/81

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

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

by Applicant of

Carry out alterations to layout and house type Ben sites 1-36 at Site 'A'

namely to:

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
(F) A suitable scheme of public street lighting to be implemented in the development, details of such a scheme to be submitted to and agreed with the Corporation prior to commencement of development on the site.	To achieve a satisfactory standard of development.
(G) Prior to commencement of construction, the applicant shall submit details of the type and colour of tile and clay brick to be used in the development.	In the interest of the proper planning and development of the area.
(H) The detached houses numbered DH 35, 36 and 37 shall be omitted from the scheme and replaced by the two houses DH 35 and 36 as permitted by 3328/80, and as modified by condition 16 to that permission.	In the interest of the proper planning and development of the area.
(I) The following requirements in relation to open space areas and landscaping to be carried out:- a) semi-mature or standard trees shall be planted in accordance with the landscaping proposals indicated in drawing no. 7921/3 submitted with application Plan No. 196/80 unless otherwise required in writing by the Corporations Parks Superintendent. b) the proposed landscaping of the public open space area to the south of the site shall make provision for soil drainage, where necessary, subsoil ripping, provision of top soil where required to ensure a minimum depth of 12 centimetres and sowing of grass on a carefully prepared evenly graded surface or otherwise shall be developed as required by the Parks Superintendent of the Corporation. The finished level of the open space shall coincide with and conform to the levels of surrounding paths and kerbs.	In the interest of an 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

Conditions

Reasons for Conditions

(J) The portion of the public open space which is at present existing parkland and which is approximately 5,375 acres in extent shall be maintained as open space. No structures shall be erected on this area of ground. Arrangements shall be made for the transfer of ownership of this piece of ground to the Corporation prior to commencement of any development on the site.

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

(K) The proposed public open space area together with all other open space areas and landscaping proposals shall be developed fully by the applicant or his legal successors or assigns to the satisfaction of the Corporation Parks Superintendent. The work on the public open space area shall be completed to coincide with the completion of the first 100 dwelling units on the site. All other landscaping and tree planting proposals shall be completed by the applicant or his legal successors or assigns within 12 months of the structural completion of 50 residential units on the site.

To achieve a satisfactory standard of development.

(L) The proposed 1 metre high brick wall along the boundary of the open space with T.H. 7 shall be increased in height to 2m. The 0.6m high p anter wall 1.8m brick wall and 1.0m high railing indicated on the lodged plans as bounding the proposed public open area shall be omitted from the development and replaced by a substantial railing on a plinth the overall height of which shall be 2m except at points of pedestrian access. Details of type of railings and the position of access points required by this condition to be approved by the Corporation Parks Superintendent and such railings to be constructed prior to commencement of development of the residential units on the site. The option of constructing a 2.4m high chain link security fence for these boundaries is not acceptable and shall not be constructed. The public open space area shall not be used as a compound for the storage of materials or machinery during building construction.

In the interest of amenity and the proper development of the space public open space area.

(M) The following requirements of The Engineering Department (Sanitary Services) to be complied with in the development:-
a) the proposed development must be drained on the completely separate system as provided for on the lodged plans.
b) all sewers and other drainage works shall be constructed in accordance with the latest editions of C.P. 2005: the Tables of External Loads on Buried Pipelines prepared by the Building Research Station, Ministry of Public Buildings and Works and issued by M.M.S.O. They must also comply with any special conditions or requirements of the Drainage Section.
c) All ditches or streams bounding or traversing a building site shall be piped or otherwise treated as directed by the Corporations Drainage Department.
d) where sewers are to be laid in footpaths they shall be laid in such a manner so that a clear space of 3'6" is maintained between the sewer and any building or boundary wall for the installation of other public services. It is also essential to provide space adjacent to the kerb for the subsequent erection of public lighting standards.
e) In order to facilitate the future erection of extensions at the rear of houses, the following provisions shall be made:-

To achieve a satisfactory standard of development.

contd/....

Assista City and County Manager

Date.....

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