

CORPORATION OF DUBLIN

PLAN NO. 2014/81 (3259/79)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE [REDACTED] WAB794	
1. LOCATION		Dodder Park Road, Dublin 14.		O.S. NO. S-3328-24 GRID REF. 15172950	
2. PROPOSED DEVELOPMENT		6 detached houses.		PREPARED BY: JOIN CHECKED BY: MW	
3. TYPE & DATE OF APPLICATION		TYPE A&B	APPLICATION DATE 2.6.1981	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY		Name Paul Butler & Associates, Address Abbeydale, Kiltarnan, Co. Dublin.			
5. APPLICANT		Name Ardairn Construction Co. Ltd., Address C/O Abbeydale, Kiltarnan, Co. Dublin.			
6. DECISION		O.C.M. No. & DATE P2033. 31st July, 1981. Date NOTIFIED 31st July, 1981.		EFFECT TO GRANT APPROVAL SUBJECT TO EIGHT (8) CONDITIONS. (SEE OPPOSITE).	
7. GRANT		O.C.M. No. & DATE P2033. 4th September, 1981. Date NOTIFIED 14th September, 1981.		EFFECT APPROVAL 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. Date:

P2033

WT/EM

30.7.81

2.6.81

TO GRANT **APPROVAL** in respect of the Application received on

subject to **8** conditions, for the development proposed in Plan No./Reg. No. **2014/81**

Ardeairn Construction Co Ltd C/o Abbeydale, Kilternan Co. Dublin

by Applicant of

Erect six detached houses at Dodder Park Road, Dublin 14.

namely to:

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** **APPROVAL** 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 ensure that the development will be in accordance with the approval.

2. Prior to 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 ash, sycamore and the other smaller trees along the western boundary of the site, together with the trees shown on the layout plan shall be preserved in the development. Applicant shall consult with the Chief Parks Superintendent with regard to the action he requires prior to and during the development with regard to the preservation of these trees. Any modification that is required to houses on sites 1, 5, and 6 in order to preserve these trees shall be subject of a further planning application. The requirements of the Parks Superintendent for the preservation of the trees shall be carried out before development commences. Suitable ornamental trees shall be planted in the front gardens as stated in the specification accompanying the application. There shall be no interference with the existing trees planted in the verge.

In the interest of visual amenity.

The scheme of tree planting indicated on the specification attached to this application shall be carried out within 12 months following completion of the building and any trees severely damaged or uprooted shall be replaced within 12 months.

Assistant City and County Manager

Date:

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

Conditions

Reasons for Conditions

The front elevation of all the proposed dwellings including site 6 shall match the finish of the neighbouring semi-detached houses in particular, the half brick finish shall match the existing houses and the leaded window light shall be omitted and the roof tiles shall match those of the adjoining houses.

In the interest of visual amenity.

3. No part of the proposed houses and gardens shall extend beyond 264 feet measured from the western extremity of the site. The portion of the site to the east of the proposed dwelling houses shall be kept free of development including solid boundary fencing except for driveway having a maximum width of 20 feet. This driveway shall be constructed in the position shown on the layout plan submitted with the application. Existing driveway from Dodder Park Road to the lands to the south of the site shall be closed permanently on completion of the proposed driveway. The above requirements are the subject of an agreement under Section 38 of the Local Government (Planning and Development) Act 1963 between the planning authority and the applicant and their successors to title. Such agreement was sealed in June, 1979.

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

6. The following requirements of the Roads Engineer shall be incorporated in the development:
(a) The footpath opposite each vehicle entrance shall be reconstructed by the Corporation at the applicants expense.
(b) Gates in front boundary to be designed not to open outwards over footpath.
(c) The driveway gradient shall not be greater than 1 in 40 for the first 20 feet measured from the line of the front boundary.
(d) All surface water associated with the 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.
(e) All manholes, A.J.'s, F.A.I.'s etc associated with the site shall be located within the curtilage of the site.

To provide for a satisfactory standard of development.

7. The following requirements of the Sanitary Services Section (Engineering Dept) shall be incorporated in the development:
(a) A water storage of not less than 682 litres (150 gallons)

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