


CORPORATION OF DUBLIN

PLAN NO. 1026/81 (693/81)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE W12720T S
1. LOCATION	Rathfarnham Wood, Rathfarnham Road, Dublin 14.		O.S. NO. S-3391-4 GRID REF. 14.65-2856
2. PROPOSED DEVELOPMENT	revised house type on sites 65-68.		PREPARED BY: MW CHECKED BY: 
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 23.3.1981	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Peter Cosgrove & co. Ltd., Address 501 Carrickhill Road, Portmarnock, Co. Dublin		
5. APPLICANT	Name Peter Cosgrove & Co. Ltd., Address 501 Carrickhill Road, Portmarnock, Co. Dublin		
6. DECISION	O.C.M. No. & DATE P1291. 21st May, 1981. Date NOTIFIED 21st May, 1981.		EFFECT TO GRANT PERMISSION SUBJECT TO NINE (9) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P1291. 8th July, 1981. Date NOTIFIED 14th July, 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. P1291

Date MAY

JC/GK

19.5.81

23.3.81

TO GRANT permission

in respect of the Application received on

1026/81

subject to 9 conditions, for the development proposed in Plan No./Reg. No.

by Applicant Peter Cosgrove & Co. Ltd., 501 Carrickhill Rd., Portmarnock, Co. Dublin.

namely to: Revise house type on sites 65-68 Rathfarnham Wood, Rathfarnham Rd., Dublin 14.

Signed:

Principal Officer

Date:

21/5

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 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. The ridge height of the houses shall not be higher than that of the adjoining sites Plot Nos. 69-72 (Plan No. 3324/79).

In the interest of visual amenity.

4. Each house shall be used as a single family dwelling.

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

5. A minimum building line of 20' shall be provided in conjunction with each house.

To ensure an adequate standard of development.

6. Screen walls to houses on corner sites and on the perimeter of the development shall be 6' in height properly capped and finished to match the brick and matt plaster finish of the proposed houses.

In the interest of visual amenity.

7. The following requirements of the Engineering Department (Roads Section) shall 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.

Date

Assistant City and County Manager

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>b) All manholes, AJ's, FAI's, etc., shall be located within the curtilage of the site of each house.</p> <p>c) All boundaries between private property and public footpaths, roads, etc., shall consist of a wall constructed of similar materials to that of the proposed houses and to be of similar design to the walls already constructed in front of the existing houses on the estate.</p> <p>d) Driveway gradient shall not exceed 1 in 40 for the first 20' measured from the back of the footpath.</p> <p>e) Gates to driveway shall be designed not to open outwards over the footpath.</p> <p>f) Specifications for the Paving Section of the Corporation shall be used for roads or footpaths, construction shall be at the supervision of the Paving Engineer.</p> <p>g) The development shall conform with requirements for new development for the Corporation which is obtainable from the Paving Section of the Corporation.</p> <p>8. A detailed landscaping scheme shall be carried out on the site and shall make provision for the following:-</p> <p>a) Semi-mature trees planted in the grass margins in front of every house, along the side gardens of houses on corner positions. 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 entire site, which the present application forms a part (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 the commencement of development and the playing pitch shall be developed fully before completion of 100 houses on the entire site.</p> <p>9. The requirements of the Engineering Department (Sanitary Services) shall be complied with in the development.</p> <p>10. The brick tile and plaster finish shall match the finish of the existing houses on the Rathfarnham Castle site. The entire north elevation of house No. 65 shall be of brick.</p>	<p>In the interest of residential amenity and to achieve a satisfactory standard of development.</p> <p>To achieve a satisfactory standard of development.</p> <p>In the interest of visual amenity.</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