

CORPORATION OF DUBLIN

PLAN NO. 359/81 (3788/80, 983/80)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE WA 2677 T	
1. LOCATION		St. Anne's Estate, Kimmage Road West, Dublin 212.		O.S. NO. GRID REF.	
2. PROPOSED DEVELOPMENT		29 flats in 3-storey units.		PREPARED BY: NF. CHECKED BY: <i>EL</i>	
3. TYPE & DATE OF APPLICATION		TYPE P.	APPLICATION DATE 6th Feb. 1981.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY		Name Robert Creedon & Associates, tbn, Address Ulster Bank Chambers, Main Street, Blackrock, Co. Dublin.			
5. APPLICANT		Name St. Anne's Estates Ltd., Address 11, Newmarket, Dublin 8.			
6. DECISION		O.C.M. No. & DATE P742. 2nd April, 1981. Date NOTIFIED 2nd April, 1981.		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS. (SEE OPPOSITE)	
7. GRANT		O.C.M. No. & DATE P742. 13th May, 1981. Date NOTIFIED 20th May, 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. P742

Date 2 APR 1981

WT/GK

1.4.81

Date

6.2.81

TO GRANT permission

in respect of the Application received on

subject to 8 conditions, for the development proposed in Plan No./Reg. No. 359/81

by Applicant St. Annes Estates Ltd., of 11 Newmarket, Dublin 8.

namely to: Erect 29 flats in ten three-storey units at St. Annes Estate, Kimmage Road

West, Dublin 12.

Signed: [Signature] Principal Officer. Date: 2/4

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. Prior to commencement of development, the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements in relation to the prevention of a fire hazard, 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.

4. The following requirements of the Eastern Health Board to be complied with in the development:-

To comply with public health regulations.

a) a mechanical system of ventilation to be provided in all bathroom/waterclosets to give three air changes per hour.

b) all kitchens, bedrooms and hallways to be provided with permanent fresh air inlets.

c) a system of mechanical ventilation to be provided over cookers in the kitchens.

d) provision to be made at ground floor level for the assembly and storage of domestic refuse for disposal.

e) the cold water supply to the kitchen sinks to be taken directly from the rising main and not from a storage tank.

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

Conditions

Reasons for Conditions

The following requirements of the Engineering Department shall be complied with in the development:-

- a) Prior to the completion and occupation of the flat dwelling units the indicated access road to the proposed development via the new road access from Kimmage Road West to be constructed and completed to the Corporations (Engineering Section) requirements.
- b) The access road for its entire length to the proposed development to have a minimum carriageway width of 20' with two 6' wide footpaths for a distance of approximately 55' from the ends of the indicated footpaths on the proposed new road giving access to the proposed development.
- c) The car parking spaces 27 to 30 to be relocated in an appropriate location on the site to serve the flat dwellings.
- d) There should be an internal lighting scheme equal in standard to that of the Public Lighting Department.
- e) All surface water to be trapped and discharged to drains within the boundary of the site and none shall be permitted to issue onto the public road.
- f) All manholes, AJ's, FAI's, etc., to be located within the boundary of the site.
- g) Acceptable arrangements to be made regarding the future maintenance of the internal system of roads and footpaths. It is noted that there would be no question of it being taken in charge at any stage in the future. In order that such taking in charge be feasible it would be necessary for roads and footpaths to conform to the specification for roads and footpaths of the Paving Section of the Corporation as well as to requirements for new developments. It is also necessary that works be supervised by the Corporation Roads Engineering staff.
- h) The boundary with Kimmage Road West and "New Road" to consist of a wall except for access points, of substantial construction and be at least 18" in height. Alternatively, a row of deeply rooted bollards not more than 4½' apart would be acceptable.
- i) The question of boundary to busway to be clarified with C.I.E. and in absence the requirements (h) above to apply.

To achieve a satisfactory standard of development.

6. The areas indicated as open space to be reserved exclusively for such purposes.

In the interest of visual amenity.

7. The busway reservation which traverses the site to be in accordance with that indicated on the attached map T.P. 2977/2 and to be reserved exclusively for such use and kept free of development other than for such use.

In the interest of the proper planning and development of the area.

8. Prior to commencement of development, the applicant shall submit modified drainage details to the Planning Department after consultation and agreement with the Sanitary Services Department and written agreement to such details to be obtained prior to commencement of development.

To achieve a satisfactory standard of development.

City and County Manager

Date.....

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

19.....