

## CORPORATION OF DUBLIN

PLAN NO. <b>345/81</b>	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE <b>WA 2676T</b>
1. LOCATION	45 & 46 Grange Road, Rathfarnham, Dublin 14.		O.S. NO. <b>S-3391-4</b> GRID REF. <b>1455-28</b>
2. PROPOSED DEVELOPMENT	2 houses		PREPARED BY: <b>MW</b> CHECKED BY: <b>E</b>
3. TYPE & DATE OF APPLICATION	TYPE <b>P &amp; B</b>	APPLICATION DATE <b>5.2.1981.</b>	Date Further Particulars: (a) Requested 1. <b>31.3.81</b> 2. 3. (b) Received 1. <b>23-4-81</b> 2. <b>Add. Info.</b> 3. <b>Withdrawn 15.</b>
4. SUBMITTED BY	Name <b>Maurice F. Garde, Esq.,</b> Address <b>6 Thomastown Road, Dunlaoighre, Co. Dublin.</b>		
5. APPLICANT	Name <b>W. McMunn, Esq.,</b> Address <b>44 Grange Road, Rathfarnham, Dublin 14.</b>		
6. DECISION	O.C.M. No. & DATE <b>P1731.</b> <b>3rd July, 1981.</b> Date NOTIFIED <b>3rd July, 1981.</b>		EFFECT TO GRANT PERMISSION SUBJECT TO SEVEN (7) CONDITIONS. (SEE OPPOSITE)
7. GRANT	O.C.M. No. & DATE <b>P1731.</b> <b>18th September, 1981.</b> Date NOTIFIED <b>24th September, 1981.</b>		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 &amp; 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.....

P1731

Date: 2/3/81

Date: 2/7/81

TO GRANT.....in respect of the Application received on.....

12/6/81

## Permission

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

345/81

by Applicant.....

W. McNunn

44, Grange Road, Rathfarnham, Dublin 14.

namely to: erect two houses at 45 &amp; 46, Grange Road, Rathfarnham, Dublin 14.

Signed:.....

Principal Officer. Date: 3/7

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. 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 Sanitation Services Acts 1878-1950

3. The following requirements of the Engineering Department (Roads Section) to be complied with in the development:-

To achieve a satisfactory standard of development

(a) The boundary with Grange Road to consist of a wall, except for access points, of substantial construction and to be at least 18" in height.

(b) driveway gradient not to exceed 1 in 40 for the first 20ft. inside line of boundary.

(c) gates (if used) not to be capable of opening outwards over footpath on Grange Road.

(d) footpath opposite each vehicular entrance to be reconstructed by the Corporation at the developers expense.

(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 roadway.

(f) all manholes, A.J.s, F.A.I.s, etc. to be located within the boundary of the site with which they are associated.

Contd/.....

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.....

Contd/...

4. The following requirements of the Engineering Department (Sewers & Main Drainage Section) to be complied with in the development:-

To achieve a satisfactory standard of development.

"The proposed building/development must be drained on the Completely Separate System as provided for on the lodged plans. All sewers and other drainage works shall be constructed in accordance with the latest editions of C.P. 3005; the Tables of External Loads on Buried Pipelines prepared by the Building Research Station, Ministry of Public Buildings and Works and issued by H.M.S.O. They must also comply with any special conditions or requirements of the Drainage Section. In order to facilitate the future erection of extensions at the rear of houses, the following provisions shall be made;-

(a) single or combined drains (both foul and surface water) shall be laid at a distance of not less than 5 metres (or 16ft.) away from the backs of houses.

(b) where a completely separate drainage system is specified a surface water drain shall 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. The additional information submitted shows a diversion of the existing stream going between houses No. 44 and 45. Between both of these houses the proposer shows a 12' easement. The centre manhole will have to be repositioned or the existing garage altered to maintain this 12' easement between the garage and No. 45 and no building will be permitted within 6' of the centre line of this pipe. On drawing No. 345/814 the proposer's architect states that the fall in the 15" pipe is 1/200 approx. The level of the centre manhole must be adjusted to achieve this constant fall.

5. All trees at the front and rear gardens of the proposed houses not affected by the proposed development to be preserved.

To protect the visual amenity of the area.

6. The houses to be used as single-dwelling units only.

To comply with density and amenity requirements.

Date.....

..... City and County Manager

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