

CORPORATION OF DUBLIN

PLAN NO. 340/81 (179/81)(3932/80)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE WA 2675 T	
1. LOCATION		sites 75-84 Rathfarnham Castle Dublin 14.		O.S. NO. S-3391-4 GRID REF. 1455-2886	
2. PROPOSED DEVELOPMENT		change of house type		PREPARED BY: MW CHECKED BY: <i>E</i>	
3. TYPE & DATE OF APPLICATION		TYPE P & B	APPLICATION DATE 5.2.1981.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY		Name Brady Shipman Martin, Address 26 Temple Road, Dublin 6.			
5. APPLICANT		Name Patrick Gibson, Esq., Address 4 Grosvenor Square, Rathmines, Dublin 6.			
6. DECISION		O.C.M. No. & DATE P764. 3rd April, 1981. Date NOTIFIED 3rd April, 1981.		EFFECT TO GRANT PERMISSION SUBJECT TO ELEVEN (11) CONDITIONS. (SEE OPPOSITE).	
7. GRANT		O.C.M. No. & DATE P764. 12th May, 1981. Date NOTIFIED 21st 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. **P764**

Date **3 - APR**

ATJ/EH

Date **19.3.81**

TO GRANT

PERMISSION

in respect of the Application received on

5.2.81

subject to

11

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

340/81

by Applicant

Patrick Gibson

of

4 Grosvenor Square, Rathmines, Dublin 6

namely to: **Change of house type at sites 75-84 Rathfarnham Castle Dublin 14.**

Signed:

Principal Officer.

Date:

3/4

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 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. 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 feet shall be provided in conjunction with each house, with regard to site no. 76, the house shall be set back a further 10 feet from the building line formed by the proposed house on site no. 75.	To ensure an adequate standard of development.
5. The following requirements of the Engineering Department (Roads Section) to be complied with in the development: (a) A new boundary wall at least 6 feet high shall be erected along the road widening line on Grange Rd and the land between the new boundary wall and existing wall shall be reserved for road widening and shall not be incorporated into the lease of any of the houses. The wall shall be finished to a high standard and capped. (b) Road widening line shall be checked on ground by the Corporation, before the wall is constructed. (c) All surface water from each site shall be trapped and discharged into drains within the curtilage of the site and surface discharge shall be made to the surface water drains where	To achieve a satisfactory standard of development.

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

Where the drainage is on the separate system.
 manholes, A.I.'s, F.A.I.'s etc shall be located within the village of the site of each house.
 (e) boundaries between private property and public footpaths roads or open spaces as well as between public footpaths and open spaces (other than footpaths through open spaces) shall consist of walls of substantial construction at least 18 inches high.
 (f) Driveway gradients shall not exceed 1 in 40 for the first 20 feet measured from the back of footpaths.
 (g) Gates to driveway shall be designed not to open outwards over the footpaths.
 (h) The specification of the Paving Section of the Corporation to be used for roads or footpaths and construction shall be to the supervision of the Paving Engineer

(i) The development shall conform with "Requirements for New Developments" of the Corporation, which is obtainable from the Paving Section of the Corporation.

6. The front boundary wall and screen wall to houses no. 76 and 75 shall match the plaster and brick capped walls from existing houses on opposite side of road no. 3. The front boundary walls to the site no. 77 to 74 and the screen wall to 84 shall match the brick finish of existing houses on sites 97 to 102.

7. A detailed landscaping scheme shall be carried out on the site and shall make provision for the following:

(a) Semi-mature trees shall be planted in the grass margin in front of every house and along the side gardens of houses in corner positions, the species of trees shall be specified by the Corporation Parks Superintendent.

(b) All open spaces, roadside grass margins and play areas shall be completed to satisfaction of the Parks Superintendent.

(c) For the avoidance of doubt, all relevant conditions applying to the original planning permission on this site (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 commencement of the development and the "playing pitch" shall be development fully before completion of 100 houses on site.

8. All existing trees ^{and} shrubs to the boundary of the site of the Castle Golf Club shall be retained as existing.

9. All existing sound trees on the site to be retained and shall be protected during building operations.

10. The requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development.

11. The brick, tile and plaster finishes shall match the finish of existing houses on the site. The south-east elevation of house no. 75 and 76 shall be of brick, the south west elevation of house no. 77 shall be of brick and the north east elevation of house no. 84 shall be of brick.

In the interest of visual amenity.

To achieve a satisfactory standard of development.

In the interest of amenity.

To protect the amenities of adjoining golf club.

In the interest of amenity.

To achieve a satisfactory standard of development.

In the interest of visual amenity.

Date.....

Assistant City and County Manager

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