


CORPORATION OF DUBLIN

PLAN NO. 3329/80 (3066/80)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE 3329/80 TA 2596	
1. LOCATION	site A Rathfarnham Castle, Rathfarnham Road, Dublin 14.		O.S. NO. S-3391-4 GRID REF. 1455-2886	
2. PROPOSED DEVELOPMENT	replace 3 town houses with 1 garden apartment block.		PREPARED BY: MW CHECKED BY: 	
3. TYPE & DATE OF APPLICATION	TYPE P&B	APPLICATION DATE 5.9.1980	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name Delaney MacVeigh & Pike, Address 15 Clyde Road, Dublin 4.			
5. APPLICANT	Name Rathfarnham Castle Developments Ltd., Address 42-45 St. Stephen's Green Dublin 8.			
6. DECISION	O.C.M. No. & DATE P3077. 31st October, 1980. Date NOTIFIED 31st October, 1980.		EFFECT TO GRANT PERMISSION SUBJECT TO FIFTEEN (15) CONDITIONS. (SEE OPPOSITE).	
7. GRANT	***	O.C.M. No. & DATE P3077 12th December, 1980 Date NOTIFIED 12th December, 1980	EFFECT PERMISSION GRANTED (SEE OPPOSITE).	
8. APPEAL 8A. DATE OF AN	NOTIFICATION TO 13th November, 1980 CORPORATION BORD PLEANALAS DECISION:		Decision PERMISSION GRANTED. (SEE OPPOSITE).	
9. APPLICATION SECTION 26 (3)	Date of 11th March, '81. application		Decision	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.	*** Final Grant issued in error.		DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.	
15.				
16.				

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. 93277

31 OCT 1982

Date: 20.10.82

TO GRANT Permission in respect of the Application received on 8.9.82

subject to 15 conditions, for the development proposed in Plan/Reg. No. 3327/82

by Applicant Rathfarnham Castle Developments Ltd. 42-44 St. Stephen's Green, Dublin 2.

namely to : Replace 3 town house with 1 garden apartment block at site A Rathfarnham Castle, Rathfarnham Road, Dublin 14.

Signed : [Signature] Assistant Principal Officer. Date : 30/10

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 Sanitary Services Act 1878-1966.
3. The following requirements of the Engineering Department to be complied with in the development: (a) the specification of the Paving Section of the Corporation to be used for roads and footpaths and such construction to be under the supervision of the Paving Engineer. (b) all surface water shall be trapped and discharged to drains within the curtilage of the site, such discharge to be made to the surface water drains where the drainage is on the separate system (c) all manholes, A.J.'s F.A.I.'s etc. to be located within the curtilage of the site of the flat block. (d) all boundaries between private property and ultimately public footpath, roads or open spaces as well as between ultimate public footpaths and open spaces (other than footpaths through open spaces) to consist of walls of substantial construction at least 18" in height. These walls to be constructed in the same materials as the houses and to be suitably capped. (e) the driveway gradient shall not exceed 1 in 40 for the first 20' inside the line of the boundary. The maximum ramp gradient shall be 1 in 7. Gates to driveways etc. to be	To achieve a satisfactory standard of development.

2PC
31/10

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

designed not to open outwards over footpaths.

all areas shown as paved with sets shall remain in private
ship, and shall be constructed to a satisfactory standard.
Areas must be lit by a lighting scheme equal in standard
the Public Lighting Department.

4. Prior to commencement of development the applicant shall
consult with the Chief Fire Officer and shall ascertain and comply
with his requirements in regard to the prevention of a fire hazard
and in particular the provision of adequate means of escape
in case of fire and adequate fire fighting facilities. Any
requirements that would result in a material alteration to the
external appearance of the flats shall be the subject of a
further planning application.

5. All existing trees, shrubs etc. on the boundary of the site to
the Castle Golf Club shall be retained as existing.

6. All existing sound trees on the site to be retained and shall
be protected during building operations. The manner of this
protection shall be decided by the Parks Superintendent of the
Corporation and the applicant is therefore required to consult
with the Parks Superintendent prior to commencement of
development.

7. No development shall commence until security for the provision
and satisfactory completion and maintenance of services has been
given by

(a) lodgement with the Corporation of an approved Insurance Co.
Bond in the sum of £54,000 OR

(b) lodgement with the Corporation of a sum of £25,500 to be applied
by the Corporation including any interest accrued thereon at its
absolute discretion if such services are not duly provided and
maintained to its satisfaction, *OR* the provision and
completion of such services to standard specification, and such
lodgement in either case has been acknowledged in writing by the
Corporation.

(c) lodgement with the Corporation of a letter of guarantee issued
by the Construction Industry Federation in respect of the proposed
development and in accordance with the guarantee scheme agreed
by the Corporation.

8. Apart from those trees diseased or affected by essential
buildings operations the group of sound trees in the north-eastern
section of the site shall be retained. Adequate protection shall
be given to these trees during building operation; the manner of this
protection shall be decided by the Corporation's Parks Superintendent.

9. A screen wall 6' in height finished to a high standard and
suitably capped shall be provided along the boundary of the site
to Rathfarnham Castle adjoining the garden apartment blocks 1,2,
3, and 4.

To ensure adequate
protection from fire
hazards.

To protect the amenity
of adjoining land.

In the interest of
amenity.

To achieve a satisfactory
standard of development.

In the interest of
amenity.

In the interest of
amenity.

Date

Assistant City and County Manager

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

Order of the Assistant City and County Manager

31 OCT 1962

Date :.....20.12.22

Development Control Assistant Grade 1/Planning Assistant Grade 1 : **UT/PP**

subject to 15 conditions, for the development proposed in Plan/Reg. No. 3329/82

namely to : **Replace 3 town houses with 1 garden apartment block at site A Rathfarnham**

Signed : Assistant 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 **Permission** therefor under the Local Government (Planning and Development) Acts, 1963/'76 subject to the following conditions imposed for the reasons stated ;

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

less successors or assigns to the satisfaction of the Corporation's Parks Superintendent. The work on the public open space area shall be completed to coincide with the completion of 100 dwelling units on the site. All other landscaping and tree planting proposals shall be completed by the applicant or his legal successors or assigns within 12 months of the structural completion of each 50 residential units on the site.

14. The proposed 1st. high brick wall along the boundary of the open space with TM 7 shall be increased in height to 2 mt. The 600 mm. high planter wall, 1.8mt. high brick wall and 1st. high railing indicated on the lodged plans as bounding the proposed public open space area shall be omitted from the development and replaced by a substantial railing on a plinth, the overall height of which shall be 2mt. except at points of pedestrian access. Details of the type of railing and the position of access points required by this condition to be approved by the Corporation's Parks Superintendent and such railing to be constructed prior to commencement of development of the residential units on the site. The option of constructing a 2.4. mt. high chain link security fence for this boundary is not acceptable and shall not be constructed. The public open space area shall not be used as a compound for the storage of materials or machinery during building construction.

15. All requirements of the Engineering Dept. (Sanitary Services) shall be complied with in the development.

In the interest of amenity and the proper planning and development of the public open space area.

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 & County Manager dated.....day of.....

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

Dublin County Borough

Planning Register Reference Number: 3329/80

APPEAL by R. Urbach of Crannagh Apartment's Ltd., 200 Rathfarnham Road, Dublin against the decision made on the 31st day of October, 1980 by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to grant subject to conditions a permission to Rathfarnham Castle Estates Limited for development consisting of the replacement of 3 town houses with 1 garden apartment block at Site A, Rathfarnham Castle, Rathfarnham Road, Dublin in accordance with plans and particulars lodged with Dublin Corporation:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions of the Second Schedule hereto is complied with it is considered that the development involved would be in accordance with the proper planning and development of the area.

(Cont.)

SECOND SCHEDULE

Column 1 - Condition	Column 2 - Reason for Condition
The proposed development shall be integrated with the development already approved for this estate and subject to the 15 conditions imposed by the Planning Authority on the layout which is the subject of the decision of the Planning Authority to grant permission on the 31st October, 1980.	To ensure satisfactory completion of the estate.

[Signature]
 Member of An Bord Pleanála duly
 authorised to authenticate the
 seal of the Board.

Dated this 11th day of March 1981