CORPORATION OF DUBLIN

	•
•	
	14.

•		CORPORATION OF D			- DESCRIPTION OF THE PROPERTY
PLAN NO.	LO	CAL GOVERNMENT (PLA DEVELOPMENT) ACTS 19	NNING # 63 & 197	AND 16:	REGISTER REFERENCE
3329/80 (3066/80)		PLANNING REGISTER		_	TA 2596
1. LOCATION	site A	Rathfarnham Cahfarnham Road,	astle Dubl	in 14.	O.S. NO. S-3391-4 GRID REF 1455-2866 PREPARED BY: MW
2. PROPOSED DEVELOPMENT	repla gard	ice 3 town hous len apartment b	es wi lock.		CHECKED BY:
3. TYPE & DATE OF APPLICATION	TYPE P&B	APPLICATION DATE 5.9.1980	1	Date Fur quested	ther Particulars: (b) Received 1
4. SUBMITTED BY		Delaney MacVeig 15 Clyde Road,			- · · · · · · · · · · · · · · · · · · ·
5. APPLICANT	Name Address	Rathfarnham Cas		en's Gree	n Dublin 3.
6. DECISION	31st Date No	No. & DATE P3077. October, 1980. October, 1980.		CITE INCOME	O GRANT PERMISSION O FIFTEEN (15) IS. (SEE OPPOSITE).
*** 7. GRANT	12tn	No. & DATE P3077 December, 1980 OTIFIED December, 1980		EFFECT]	PERMISSION GRANTED (SEE OPPOSITE).
8. APPEAL 8A. DATE OF AN	134	ORATION TO ORATION PLEANALAS DECIS	SI ON:		ERMISSION GRANTED.
9. APPLICATION SECTION 26 (3)	Date o	, lith March,	.91*	Decision	
10. COMPENSATION	Ref. i	n Compensation Register	, <u> </u>		
11. ENFORCEMENT	Ref. i	n Enforcement Register			* - *
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT			·		
14.	***	Final Grant is in error.	sued		E OF ISSUE OF COPY
15.		÷·		CER	TIFYING OFFICER
16.			,	FIN/ TRE	ANCE OFFICER AND ASURER'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

	N :		Decision Order	No	31 OCT	100
eby endorse the coment Control	e recommendation of the Assistant Grade 1/Plan	: oning Assistant Gi			· + :	0.10.0
	Permission					T-y-Di
	conditions, for the de				1/10	***********
						Andreas de la constitución de la
· -	thermon Eastle De	_			***********	***********
y to :	piece 3 teen house	with 1 garden	n opertment blee	k at alta	A Rethram	hen.
Cootle, Aut	thfasehoe Head, Out	dia 14.			*********************	
						•
						•
. 用工用成工用用工用或用件工作表示。	1.85	t কাৰ্ক কৰিক _{আন্ত} ান কৰিবলৈ হৈছে এই আৰু কৰিবলৈ ক	eedamaa ah tradisississississa aanaa uu waxaa aa aa aa dadiina	· · · · · · · · · · · · · · · · · · ·		
d:			Assistant Principa			Ĺ
	nce with the recommend				· -	
	included in the Developm				_	_
	nt and I, therefore, decid					2.5555
	imposed for the reasons		Development) Acts,	1963/'76 sub	ject to the f	ollowing
conditions :	imposed for the reasons	stated;				
	Conditions			Rea	sons for Cond	litions
epplication ethoched her I. Pales to	commencement of th	leations lodge by the other o he development	tenditions t approval ender	will a permis	o in acces sion. Ply with t	he parvi
application estached her Z. Paier to the fullding approval to S. The falls to be complided (a) the spector of t	save as required b rate.	isations ladge by the other of the character of the Engine relocater relocater responding	of with the tentitions to approval ending lines of the other than	Ye see the of the 1878-1	o in acces sion. ply with to a soutery	he provi Service Lefactor
estached her I. Peler to the fullding approval to I. The fulld approval to I. The fulld to be compli (e) the spec Corporation construction Engineer. (b) all surf drains with! ands to the separate sys (c) all ment the curtiley (d) all bour	commencement of the system to be observed in the ming requirements in the few with in the few withentien of the five to be used for rose to be under the state of the curtains of the state of the size of the siz	isations lodge by the sther of he development of the Engine velopment; having Section tips and factor supervision of the site, or inc where the life etc. to be included property	t approval enter t approval enter il conditions of cering Department the fine such the Found discharge to ch discharge to drainage to on the located within	vill a permis Ye sun the of the 1878-1 Ye solution the stands	ply with to sanitary 164. Love a sat	ianes ui he provi Servica Lefautes
estacted ber 2. Prior to the fullding approval to 3. The fulld approval to to be compliant corporation corporatio	commencement of the Sye Laws to be abserved in the service with in the Service the State of the State water chail be nurface water drailings of auxface water drailings of the aute of the same are apart of the sam	tentions lodge by the other of the character of the Engine relocation of the Engine relocation of the site, or interestation of the site, or interestation the first block late property the consist of t	t approval enter t approval enter it conditions of tering Department the fewing discharged to ch discharged to drainage to on the located within the period to drainage to on the located within the located within the house and tin 46 for the The mexicus re	To contact the of the sale of	ply with to sanitary 164. Love a sat	ianes ui he provi Servica Lefautes
estacted ber 2. Prior to the fullding approval to 3. The fulld approval to to be compliant corporation corporatio	commencement of the system to be observed in the suitable of the first on of the first on the suitable of the	tentions lodge by the other of the character of the Engine relocation of the Engine relocation of the site, or interestation of the site, or interestation the first block late property the consist of t	t approval enter t approval enter it conditions of tering Department the fewing discharged to ch discharged to drainage to on the located within the period to drainage to on the located within the located within the house and tin 46 for the The mexicus re	To contact the of the sale of	ply with to sanitary 164. Love a sat	ianes ui he provi Servica Lefautes

74 · A. 14 **

designed not to open outwards over footpeths. all areas shown as paved with sate shall remain in private phip, and shall be constructed to a satisfactory standard. grees 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 protection from fire with his requirements in regard to the prevention of a fire hexard hazards. 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 tress on the site to be retained and shell be protected during building operations. Themenner 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. He 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 Cs. 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, ON the provision and completion of such services to standard specification, and such ladgement in either case has been acknowledged in writing by the

Corporation. (c) lodgement with the Corporation of a letter of guarantes 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 emenity. section of the site shall be retained. Adequate protection shall be given to these trees during building operation; the menner of this protection shall be decided by the Corperation's Parks Superintendent.

9. A screen well 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 edequate

To protect the amenity of adjoining land. In the interest of amonity.

To achieve a satisfacto standard of devalopment.

In the interest of

In the interest of amenity.

Assistant City and County Manager

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

CORPORATION OF DUBLIN Order of the Assistant City and County Manager Local Government (Planning & Development) Acts 1963/'76 Local Government (Dublin) Acts 1930-1955 Decision Order No. Page Date :----RECOMMENDATION: I hereby endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1: Date :---- Date :----subject to _____15 conditions, for the development proposed in Plan/Reg. No. _____3339/40 by Applicant Reshferrium Costin Duvelspuncte Ltd., 42-45.5t., Stephen's Szeens Bublio. 2.... Replace 5 tours houses with 1 gastion eportment block at alto A Acthrosphen Castle, Rethforeham Read, Cubita 14. Assistant Principal Officer. Date: Signed:.... DRDER: 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 Permission development and I, therefore, decide TO GRANT therefor under the Local Government (Planning and Development) Acts, 1963/'76 subject to the following conditions imposed for the reasons stated; Reasons for Conditions Conditions 10. A austable scheme of public struct lighting to be To mehicus a autiofactory implemented in the development; details of such schoos to be standard of development. submitted and agreed with Outlin Corporation prior to equipacement of development. tt. He past of the development shall be ecoupled prior to In the interest of the completion of the access readway from the bye-pass. proper planning and dawningment of the exec. 12.(a) meni matera or atancers trees shall be planted in To achieve a entiafestery stander of development. eccordance with the lendscaping proposals indicated an drowing No. 7921/3 submitted as part of the provious placeds application 196/60, unless otherwise required in writing by the Corporation's Parks Superintendent. (b) the proposed landscaping of the public open space area to the couth of the site shall make provision for soil drainage, where necessary subsecil fapping, provision of tep soil where required to enquire a minimum depth of 120m. end sewing of grace on a carefully propored evenly grederi surface or otherwise shall be developed as required by the Parks Superintendent of the Earparetion. The finished level of the coan scace shall coinmide with and conform to the levels of surrounding paths and kerter.

To provide for a estisfacts standard of development.

Assa of t of a spec	e. He structure shall be erected on this area of ground nguments shall be muce for the granefer of sumerchip his piece of land to the Corporation prior to commencement ny development on the cite. The proposed public open a together with all other open opens areas and landscaping and a chall be developed fully by the applicant or his			18
•		 Date	o o o o o o o o o o o o o o o o o o o	
	Assistant City and County Manager			
·	to whom the appropriate powers have been delegated by Order of the City and of			A STATE OF THE STA
		 · · · · · · · · · · · · · · · · · · ·	varietikusise	g po litik a (j. 1900)

liteling pality and the white presented and an apare

Personance or essigns to the estisfaction of the Corporation's Superintendent. The work on the public open space area will be completed to coincide with the completion of 180 ling units on the site. All other landscaping and tree planting posals shall be completed by the applicant or his legal successors or essigns within 12 months of the structural completion of each 50 residential units on the site.

open space with TH 7 shall be increased in height to 2 mt.
The 600 mm. high planter wall, 1.8mt. high brick wall and 1mt. 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 development and replaced by a substantial railing on a plinth, the development and replaced by a substantial railing on a plinth, the development and replaced by thich 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 sits. 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 emenity and the proper planning and development of the public open space area.

To achieve a satisfactory standard of development.

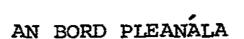
Date

Tan and the form to be the first than the same of the first that the first than the first than

stant City and County Manager

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

19



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 reason 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 condition: 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.

Member of An Bord Pleanala duly authorised to authenticate the seal of the Board.

Dated this / day of / 198