


CORPORATION OF DUBLIN

PLAN NO. 3328/80 (3066/80)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE TA 2595 3328/80
1. LOCATION	site A Rathfarnham Castle, Rathfarnham Road, Dublin 14.		O.S. NO. S-3391-4 GRID REF. 1455-2886
2. PROPOSED DEVELOPMENT	houses replace 3 detached with 2 detached houses		PREPARED BY: M W 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, Ballsbridge, Dublin 4.		
5. APPLICANT	Name Rathfarnham Castle Developments Ltd., Address 42-45 St. Stephen's Green, Dublin 2.		
6. DECISION	O.C.M. No. & DATE P3075. 31st October, 1980.. Date NOTIFIED 31st October, 1980.		EFFECT TO GRANT PERMISSION SUBJECT TO SIXTEEN (16) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P3075 12th December, 1980 Date NOTIFIED 12th December, 1980		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 DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.		
14.			
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

P3075

31 OCT 1980

28.10.80

5.9.80

3328/80

RECOMMENDATION :

I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Decision Order No.

WT/GK

Date :

Date :

5.9.80

TO GRANT **permission** in respect of the Application received on

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

Rathfarnham Castle Developments Ltd., 42/45 St. Stephen's Green, Dublin 2.

by Applicant of

Replace 3 detached houses with 2 detached houses at site A, Rathfarnham

namely to :

Castle, Rathfarnham Road, Dublin 14.

Signed : *WGC* 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 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. 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, AJ's, FAI's, etc., to be located within the curtilage of the site of each 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 20ft inside the line of the boundary. The maximum ramp	To achieve a satisfactory standard of development. <i>WGC</i> <i>31/10</i> 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

gradient shall be 1 in 7. Gates to driveways, etc., to be designed not to open outwards over footpaths.
 All areas shown as paved with sets shall remain in private ownership and shall be constructed to a satisfactory standard.
 Areas must be lit by a lighting scheme equal in standard to that of 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.

To ensure adequate protection from fire hazards.

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

To protect the amenity of adjoining land.

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.

In the interest of amenity.

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

To achieve a satisfactory standard of development.

- a) Lodgement with the Corporation of an approved insurance company 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 on the provision and completion of such services to standard specification and such lodgement in either case has been acknowledged in writing by the Corporation OR
- 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 building 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 operations, the manner of this protection shall be decided by the Corporation's Parks Superintendent.

In the interest of amenity.

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.

In the interest of amenity.

10. A suitable scheme of public street lighting to be implemented in the development, details of such a scheme to be submitted and agreed with Dublin Corporation prior to commencement of development.

To achieve a satisfactory standard of development.

11. No part of the development shall be occupied prior to completion of the access roadway from the bye-pass.

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

contd/...

Assistant City and County Manager

Date

whom 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
31 OCT 1980

P3075

RECOMMENDATION :

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Decision Order No.

WT/GK

Date :

28.10.80

Date :

5.9.80

TO GRANT **permission** in respect of the Application received on

3328/80

subject to **16** conditions, for the development proposed in Plan/Reg. No.

Rathfarnham Castle Developments Ltd., 42/45 St. Stephen's Green, Dublin 2.

by Applicant of

namely to : **Replace 3 detached houses with 2 detached houses at site A, Rathfarnham**

Castle, Rathfarnham Road, Dublin 14.

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 ;

Conditions	Reasons for Conditions
<p>contd/....</p> <p>12. a) Semi-mature or standard trees shall be planted in accordance with the landscaping proposals indicated on Drawing No. 7921/3 submitted as part of the previous planning application Plan No. 196/80 unless otherwise required in writing by the Corporation's Parks Superintendent.</p> <p>b) The proposed landscaping of the public open space area to the south of the site shall make provision for soil drainage, where necessary sub-soil ripping, provision of top soil where required to ensure a minimum depth of 12cm., and sowing of grass on a carefully prepared evenly graded surface or otherwise shall be developed as required by the Parks Superintendent of the Corporation. The finished level of the open space shall coincide with and conform to the levels of surrounding paths and kerbs.</p> <p>13. The portion of the public open space which remains existing park land (5.37 acres) shall be maintained as open space. No structure shall be erected on this area of ground. Arrangements shall be made for the transfer of ownership of this piece of land to the Corporation prior to commencement of any development on the site. The proposed public open space together with all other open space areas and landscaping proposals shall be developed fully by the applicant or his legal 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.</p>	<p>To achieve a satisfactory standard of development.</p> <p>To provide for a satisfactory standard of development.</p> <p>contd/....</p>

Assistant City and County Manager

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

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CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/'76 Local Government (Dublin) Acts 1930-1955

31 OCT 1980

P3075

Decision Order No. WT/GK Date : 28.10.80

Recommendation : Development Control Assistant Grade 1/Planning Assistant Grade 1 : Date : 5.9.80

GRANT permission in respect of the Application received on 16 3328/80

Subject to 16 conditions, for the development proposed in Plan/Reg. No. Rathfarnham Castle Developments Ltd., 42/45 St. Stephen's Green, Dublin 2.

Applicant of Replace 3 detached houses with 2 detached houses at site A, Rathfarnham Castle, Rathfarnham Road, Dublin 14.

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 :

Conditions	Reasons for Conditions
contd/....	
2. a) Semi-mature or standard trees shall be planted in accordance with the landscaping proposals indicated on drawing No. 7921/3 submitted as part of the previous planning application Plan No. 196/80 unless otherwise required in writing by the Corporation's Parks Superintendent. b) The proposed landscaping of the public open space area to the south of the site shall make provision for soil drainage, where necessary sub-soil ripping, provision of top soil where required to ensure a minimum depth of 12cm., and sowing of grass on a carefully prepared evenly graded surface or otherwise shall be developed as required by the Parks Superintendent of the Corporation. The finished level of the open space shall coincide with and conform to the levels of surrounding paths and kerbs.	To achieve a satisfactory standard of development.
3. The portion of the public open space which remains existing park land (5.37 acres) shall be maintained as open space. No structure shall be erected on this area of ground. Arrangements shall be made for the transfer of ownership of this piece of land to the Corporation prior to commencement of any development on the site. The proposed public open space together with all other open space areas and landscaping proposals shall be developed fully by the applicant or his legal 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.	To provide for a satisfactory standard of development.
	contd/....

Assistant City and County Manager

Date

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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

14. The proposed 1mt. high brick wall along the boundary of the open space with TH7 shall be increased in height to 2mt. The 600mm. 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 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 2.4mt. 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 Department (Sanitary Services Section) shall be complied with in the development.

16. A 6' high screen wall shall be provided along the eastern and northern boundaries of the houses and along the western boundary of the rear garden of TH36. This wall to be finished in a similar material to that of the houses. The area to the south west of the TH35 at the junction of the spur road and access road shall be suitably grassed and planted with semi-mature trees.

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

To achieve a satisfactory standard of development.

In the interest of visual amenity.

Assistant City and County Manager

Date

whom 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

RECOMMENDATION :

I hereby endorse the recommendation of the

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

Decision Order No. **93277**

Date : **31 OCT 1987**

Date : **28.10.87**

TO GRANT **Permission** in respect of the Application received on **5.9.86**

subject to **15** conditions, for the development proposed in Plan/Reg. No. **3322/86**

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

namely to : **Replac 1 town house with 1 garden apartment block at site A Nathfarham Castle, Nathfarham Road, Dublin 14.**

Signed : 

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 1878-1964.

3. The following requirements of the Engineering Department to be complied with in the development:

To achieve a satisfactory standard of 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 12" 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 road gradient shall be 1 in 7. Gates to driveways etc. to be


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