## CORPORATION OF DUBLIN

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PLAN NO. 3327/80 (3066/80)	3327/80 DEVELOPMENT) ACTS 1963 & 1976				
1. LOCATION	site A Rathfarnham Cas Rathfarnham Road, Dub	0.S. NO.  S-3391-4  GRID REF. 1455-2886			
2. PROPOSED DEVELOPMENT	alteration to content of apartment from 4 to 5 to	PREPARED BY MW  CHECKED BY:			
3. TYPE & DATE OF APPLICATION	TYPE 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Date Furt ) Requested			
4. SUBMITTED BY	Name Delaney MacVeigh & Pike,  Address 15 Clyde Road, Ballsbridge, I				
5. APPLICANT	Name Rathfarn <b>k</b> am Castle Address 42-45 St. Steph				
6. DECISION	DECISION  O.C.M. No. & DATE P3074.  The proof of the proo				
7. GRANT	O.C.M. No. & DATE P3074. EFFECT PER 23rd March, 1981. (SEE OPPOS				
8. APPEAL	· · · · · · · · · · · · · · · · · · ·				
9. APPLICATION SECTION 26 (3)					
10. COMPENSATION					
11. ENFORCEMENT	ORCEMENT Ref. in Enforcement Register				
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.		DATE O	F ISSUE OF COPY		
15.		CERTIF	YING OFFICER		
16.		TREAS	CE OFFICER AND URER'S RECEIPT NO.		

## CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

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

Decision Order No.	3 1 OCT 580
COMMENDATION: ereby endorse the recommendation of the relopment Control Assistant Grade 1/Planning Assistant Grade 1:	
elopment Control Assistant Glade 1/1 mining 2	ived on
GRANT Permission in respect of the Application rece	3327/80.
ect to conditions, for the development proposed in Plan/Reg. No	an's Green, Dublin 2
Applicant Hathfarnham Castle Developments Ltd., 42-45 St., Staph	ant Site A. Rathfarnham
Alter content of garden epartment from 4 to 5 units	
Castle, Rathfarnham Road, Dublin 14.	erannes para entre proportion de la company
Assistant Principal C	Officer. Date: 30/10
Assistant Interpor	,,
of the Principal Officer, I decide the	at having regard to the provisions
which are included in the Development Plan, the above proposal would be con	asistent with proper planning and
development and I, therefore, decide TO GRANT Permission therefor under the Local Government (Planning and Development) Acts, 19	963/'76 subject to the following
therefor under the Local Government (Planning and Development, 1981)	
conditions imposed for the reasons stated;	D. C. Altions
Conditions	Reasons for Conditions
1. The development to be carried out in accordance with the plane, particulars and specifications lodged with the application save as required by the other conditions attached	is in accordance with the
plane, perticulars and specifications longed with the application save as required by the other conditions attached hereto.  2. Prior to commencement of the development approval under the conditions by the obtained and all conditions of	is in experience with the persion.  To comply with the provision of the Sanitary Services
plane, perticulars and specifications torged with the application save as required by the other conditions attached hereto.  2. Prior to commencement of the development approval under the Suilding bys-laws to be obtained and all conditions of the approval to be observed in the development.	to in executance with the permission.  To comply with the provision of the Sanitary Services Acts 1878-1964.
plane, perticulars and specifications torged with the application save as required by the other conditions attached hereto.  2. Prior to commencement of the development approval under the Suilding bye-laws to be obtained and all conditions of the approval to be observed in the development.  3. No change shall take place on the physical size of the same terms and the modification of	To comply with the provision of the Sanitary Services Acts 1876-1964. To ensure that the developm is in accordance with the
plane, perticulars and specifications ladged with the application save as required by the other conditions attached hereto.  2. Prior to commencement of the development approval under the Suilding bys-laws to be obtained and all conditions of the approval to be observed in the development.  3. We change shall take place on the physical size of the black. This permission relates to the modification of	is in experience with the persistent.  To comply with the provision of the Sanitary Services Acts 1878-1964.  To ensure that the development
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plane, perticulars and specifications langed with the application save as required by the other conditions attached hereto.  2. Prior to commencement of the development approval under the Suilding bys-laws to be obtained and all conditions of the approval to be observed in the development.  3. We change shall take place on the physical size of the black. This permission relates to the modification of eriginal type A. garden spertment to types described as type A1 or type A2 as required by the applicant, it also applies to change from blocks type B to block type B1 and B2 at the option of the applicant.  A The following requirements of the Engineering Department.	to in exerciance with the permission.  To comply with the provision of the Sanitary Services Acts 1876—1964.  To ensure that the developm is in accordance with the permission.
plane, perticulars and specifications longed with the application save as required by the other conditions ettached hereto.  2. Prior to commencement of the development approval under the Suilding bys-laus to be obtained and all conditions of the approval to be abserved in the development.  3. We change shall take place on the physical size of the black. This permission relates to the modification of eriginal type A. garden apartment to types described as type A1 or type A2 as required by the applicant, it also applies to change from blocks type B to block type B1 and B2 at the option of the applicant.  4. The following requirements of the ingineering Department to be complised with in the development:	is in accordance with the permission.  To comply with the prevision of the Samitary Services Acts 1878-1964.  To ensure that the development is in accordance with the permission.  Also  To achieve a setisfactory standard of development.
plane, perticulars and specifications ladged with the application save as required by the other conditions ettached hereto.  2. Prior to commencement of the development approval under the Suilding bye-laws to be obtained and all conditions of the approval to be observed in the development.  3. We change shall take place on the physical size of the black. This permission relates to the modification of eriginal type A. garden apartment to types described as type A1 or type A2 as required by the applicant, it also applies to change from blacks type B to black type B1 and B2 at the option of the applicant.  4. The following requirements of the ingineering Department to be complied with in the development:  (a) the specification of the Faving Section of the Carperation and the present and such construction to	is in accordance with the permission.  To comply with the provision of the Samitary Servises Acts 1878-1964.  To ensure that the development is in accordance with the permission.  Also  To achieve a setisfactory standard of development.
plane, particulars and specifications isoged with the application save as required by the other conditions attached hereto.  2. Prior to commencement of the development approval under the Suilding bys-less to be obtained and all conditions of the approval to be observed in the development.  3. We change shall take place on the physical size of the block. This permission relates to the modification of eriginal type A. garden apartment to types described as type A1 or type A2 as required by the applicant, it also applies to change from blocks type B to block type B1 and B2 at the option of the applicant.  4. The following requirements of the ingineering Department to be complise with in the dovelopment:  (a) the specification of the Paving Section of the Carperation be used for reads and footpaths and such construction to be under the supervision of the Paving Engineer.	is in accordance with the permission.  To comply with the provision of the Samitary Servises Acts 1876-1964.  To ensure that the development is in accordance with the permission.  Also  To achieve a satisfactory standard of development.
plane, particulars and specifications longed with the application save as required by the other conditions attached hereto.  2. Prior to commencement of the development approval under the Suilding bys-laws to be obtained and all conditions of the special to be observed in the development.  3. We change shall take place on the physical size of the block. This permission relates to the modification of eriginal type A. garden apartment to types described as type A1 or type A2 as required by the applicant, it also applies to change from blocks type B to block type B1 and B2 at the option of the applicant.  4. The following requirements of the ingineering Department to be complied with in the dovelopment:  (a) the specification of the Paving Section of the Compensation be used for reads and footpaths and such construction to be used for reads and footpaths and such construction to be under the supervision of the Paving Engineer.  (b) all surface uster shall be trapped and discharged to	To comply with the provision of the Samitary Services Acts 1876-1964.  To ensure that the development is in accordance with the permission.  To achieve a satisfactory standard of development.
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plane, perticulars and specifications longer with amplication save as required by the other conditions ettached hereto.  7. Prior to commencement of the development approval under the Suilding bys-laws to be obtained and all conditions of the Suilding bys-laws to be obtained and all conditions of the sperderal to be observed in the Sevelopment.  5. We change shall take place on the physical size of the block. This permission relates to the modification of eriginal type A. garden apartment to types described as type AI or type AI as required by the applicant, it also applies to change from blocks type B to block type BI and B2 at the option of the applicant.  4. The following requirements of the ingineering Department to be used for reads and footpaths and such construction to be used for reads and footpaths and such construction to be used for reads and footpaths and such construction to be under the supervision of the Paving Ingineer.  (b) all surface water shall be trapped and discharged to be made to the surface water craims where the grainings is on the species system.  (c) all manufaces have a state of said place in ultimately Bublic footpaths, reads or open spaces as well as between withmate public footpaths and open spaces (ather than footpaths ultimate public footpaths and open spaces (ather than footpaths and open spaces (ather than footpaths and open spaces (ather than footpaths and open spaces).	To comply with the provision of the Sanitary Services Acts 1876-1964.  To ensure that the developie in accordance with the permission.  The achieve a satisfactory standard of development.
plane, perticulars and specifications league with the application save as required by the other conditions ettached hereto.  2. Prior to commencement of the development approval under the Guilding bys-laws to be obtained and all conditions of the approval to be abserved in the development.  3. We change shall take place on the physical size of the block. This permission relates to the modification of criginal type A. garden apartment to types described as type A1 or type A2 as required by the applicant, it also applies to change from blocks type B to block type B1 and B2 at the option of the applicant.  4. The following requirements of the ingineering Department to be complied with in the development:  (a) the specification of the Paving Section of the Cerperation be used for reade and footpaths and such construction to be used for reade and footpaths and such construction to be under the supervision of the Paving Ingineer.  (b) all surface water shall be trapped and discharge to drains within the curtilage of the site, such discharge to be seeds to the surface water craims where the grainage is on the special system.  (c) all semboles, A.J.'s F.AL's stc. to be located within the curtilage of the site of site between private property and ultimately and curtilage of the site of site of the between private property and ultimately and curtilage of the site of site of the site of site of the site of site of the sit	To comply with the provision of the Sanitary Services Acts 1876-1964.  To ensure that the developie in accordance with the permission.  The achieve a satisfactory standard of development.
plane, perticulars and specifications langes with an application save as required by the other conditions ettached hereto.  2. Prior to commencement of the development approval under the Suilding bys-laws to be obtained and all conditions of the spiding bys-laws to be obtained and all conditions of the spiding bys-laws to be development.  3. We change shall take place on the physical size of the block. This permission relates to the modification of eriginal type A. garden apartment to types described as type AI or type AZ as required by the applicant, it also applies to change from blocks type B to block type BI and BZ at the option of the applicant.  4. The following requirements of the ingineering Department to be used for reads and footpaths and such construction to be under the supervision of the Paving Section of the Cerperati to be used for reads and footpaths and such construction to be under the supervision of the Paving Ingineer.  (b) all surface uster shall be trapped and discharged to drains within the curtilage of the site, such discharge to be seen to the surface water craims where the grainage is or the special system.  (c) all somboles, A.J. & F. A. & sto. to be located within the curtilage of the site of packing and ultimately Bublic footpaths, roads or open spaces as well as between ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate public footpaths and open spaces (ather than footput ultimate).	is in accordance with the permission.  To comply with the provies of the Sanitary Services Acts 1878-1984.  To ensure that the development is in accordance with the permission.  also  To achieve a setisfactory standard of development.

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

ction at least 18" in height. These wells to be constructed in the same materials as the houses and to be uitably 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 designed not to open outwards over footpaths.

(f) all areas shown as paved with sets shall remain in privats ownership, and shall be constructed to a satisfactory standard Such areas must be lit by a lighting scheme equal. in standard to that of the Public Lighting Department.

5. Prior to commencement of development the applicant shell 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.

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

7. All existing sound trees on the site to be retained and shallIn the interest of 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.

8. No development shall commence until security forthe 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

(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.

(c) lodgement with the Corporation of a latter of guarantee issued by the Construction Industry Federation in respect of the proposed development and in accordance with the guarantee schene parent the the Corporations or affected by essential building operations the ground of sound trees in the northeastern section of the site shall be retained. Adequate protection shall be given to thees trees during building operations, the manner of this protection shall be de-

Corporation's Parks Superintendent.

To ensure adequate protection from fire hezarde.

To protect the amenity of adjoining land.

amenity.

To achieve a satisfactory standard of development.

In the interest of amenity.

Date .....

City and County Manager

o 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: by Applicant ..... Rathfernham Castle Developments Ltd. 42-45 St. Stepehene Green, Dublin 2. namely to : ......Alter.content.of.gerden.epsetment.from.4.to.5.wnita.et.5ito.A...Rethfosphon ......Castley Rathfarman Rossiy Orbits 14.

	*#************************************	No. of the second secon
Assistant Principa	d Officer.	Date:
Assistant Principal Assistant Principal Officer, I decide ORDER: in accordance with the recommendation of the Principal Officer, I decide which are included in the Development Plan, the above proposal would be		· · · · · · · · · · · · · · · · · · ·
which are included in the Development Than, the day of the development and I, therefore, decide TO GRANT	, 1963/'76	subject to the following
conditions imposed for the roads		Reasons for Conditions

Conditions

- 10. A screen wall 6" in height finished to a high standard and suitably capped shall be provided along the boundary of the site to Rathfernham Castle edjaining the garden spertment blocks 1 ,2,3, and 4.
- 11. A suitable scheme of public street lighting to bem implemented in the development, details of such a schome to be submitted and agreed with Dublin Corporation prior to commencement of development.
- 12. We part of the development shall be occupied prior to completion of the access roschesy from the bye-pass.
- 13. (a) semi mature or standard trues shall be plented in occordance with the landscaping proposals indicated on drawing No. 7921/3 submitted as part of the previous planning application 196/66. unless otherwise required in writing by the Corporation's Facks Superintendent.
- (b) the proposed landscaping of the public open space area to the south of the site shall make prevision for soil drainage, where necessary sub-soil ripping, provision of top sail where required to ensure a minimum depth of 12 cm., and souing of grass on a carefully prepared evenly graded surface or otherwise shall be developmed as required by the Parks Superintendent of the Corporation. The finalhed level of the span space shall coincide with and conferm to the levels of surrounding paths and kerbe.

In the interest of smanity.

To achieve a setisfectely standard of development.

In the interest of the preper pleaning and development of the area.

To actions 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 datedday
of	

rtion of the public open space which remains existing (5.37 acres) shall be maintained as open space. No ture shall be erected on this area of ground. Arrangements be made for the transfer of ownership of this piece of land the Corporation prior to commencement of any development on the te. The proposed public open space together with all other proposale shall be en spaces areas and landscaping veloped fully by the applicant or his legal successors or signs to the satisfaction of the Corporation corporation parks Superintendent. is work on the public open space area shall be completed to incide with the completion of 700 dupiling buits of the site. .1 other landscaping and tree planting proposals shall be mpleted by the applicant or his legal successors or assigns thin 12 months of the structural completion of each 50 residential its on the site.

i. The proposed 1 mt. high brick wall along the boundary of the en space with TH ? shall be increased in height to 2 mt. 16 600 mm. high planter wall, 1.8mt. high brick wall and 1 mt. igh railing indicated on the lodged plans as bounding the coposed public open space area shall be omitted from the evelopment and replaced by a substantial railing on a plinth, ne o verall height of which shall be 2mt. except at points ? pedestrian access. Details of the type of railing and the ssition of access points required by this condition to be oproved by the Corporation's Parks Superintendent and such ailing to be constructed prior to commencement of development f the residential units on the site. The option of constructing 2.4 mt. high chain link security fence for this boundary is not cceptable and shall not be constructed. The public open space rea shall not be used as a compound for the storage of materials r machinery during building construction.

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

To provide for a satisfactory standard of development.

In the interest of menity and the proper planning and developmen: of the public open space area.

To achieve a satisfactory standard of development.

Assertion City and County Manager

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