

CORPORATION OF DUBLIN

PLAN NO. 630/80 (3487/78A)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE 630/80 TA 2426 ^T	
1. LOCATION	Crannagh Road, Rathfarnham, D. 14.		O.S. NO. S-3392-1 GRID REF. 1453-29	
2. PROPOSED DEVELOPMENT	27 flats in two 3-storey blocks (Alterations to approved plans)		PREPARED BY: CJ CHECKED BY: <i>EC</i>	
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 18 FEB 80	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name Horan Cotter Associates, Address 2a Main Street, Blackrock, Co. Dublin.			
5. APPLICANT	Name Darwen Developers Ltd., Address 200 Rathfarnham Road, D. 14.			
6. DECISION	O.C.M. No. & DATE P961. 16th April, 1980. Date NOTIFIED 16th April, 1980.		EFFECT TO GRANT PERMISSION SUBJECT TO TEN (10) CONDITIONS. (SEE OPPOSITE)	
7. GRANT	O.C.M. No. & DATE P961 26.6.1980 Date NOTIFIED 26.6.1980		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				
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

P961

Decision Order No. JC/EN

Date: 16.4.80

Date: 18.2.80

RECOMMENDATION :

whereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1 :
PERMISSION

GRANT 10 in respect of the Application received on 630/80

subject to 10 conditions, for the development proposed in Plan/Reg. No. 200 Rathfarnham Road, Dublin 14.
Darwin Developers

applicant of Erect 27 flats in two three storey blocks at Crannagh Road, Rathfarnham Dublin 14.

relates to :

Assistant Principal Officer. Date 16/4
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
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. 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 Acts 1878-1964.
3. The proposed block of 18 flats shall be set back 30 feet from the western boundary of the site, a mixture of coniferous and deciduous semi mature screen trees shall be planted along the western boundary of the site at 10 feet centres (10 trees) A 2 metre high suitably capped brick wall shall be provided to screen the proposed car park from Crannagh Road. Four ornamental trees shall be planted in front of the wall. The wall shall be set back 3.5 metres behind the building line. The proposed 28 car parking spaces shown in the revised site plan dated January, 1980 shall be used for car parking purposes.	In the interest of residential amenity.
4. The existing gates on the eastern boundary of the site shall be removed and replaced by a new section of wall similar in height and composed of the same or similar materials as the existing wall.	In the interest of residential amenity.
5. All existing trees on the site except those diseased or dangerous and which are required to be removed to accommodate development shall be retained.	In the interest of visual amenity.
6. A low brick wall between 2 and 2½ feet in height suitably capped shall be erected along the frontage of the site to Crannagh Road.	In the interest of visual amenity.

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.....

7. The proposed access roads, car parking spaces, and private open spaces shown on the site plan dated January, 1980 shall be kept in a satisfactory state of repair and all open spaces shall be maintained as such for the use of the occupants of the proposed development.

8. All requirements of the Chief Health Inspector shall be incorporated in the development.

9. All requirements of the Engineering Department (Sanitary Services) including the submission of satisfactory drainage details shall be complied with.

10. Before development commences the applicant shall consult with the Chief Fire Officer and any requirements he may have shall be incorporated in the development. Any requirement which would result in the material alteration in the external appearance of the building shall be the subject of a further application.

In the interest of residential amenity.

To prevent the creation of a health hazard.

To achieve a satisfactory standard of development

To prevent the creation of a fire hazard.

Date

Assistant City and County Manager

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