

# CORPORATION OF DUBLIN

PLAN NO. 196/80 (4099/79)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE <del>196/80</del> TA/2403T	
1. LOCATION	SITE 'A' RATHFARNHAM CASTLE, Rathfarnham Road, Dublin 14.		O.S. NO. S-3391-4 GRID REF. 16.70-289	
2. PROPOSED DEVELOPMENT	44 HOUSES & 127 apartments in 2, 3 + 4-storey plus dormer buildings		PREPARED BY: CJ CHECKED BY:	
3. TYPE & DATE OF APPLICATION	TYPE P	APPLICATION DATE 22 JAN 80	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....	
4. SUBMITTED BY	Name Delany Mac Veigh & Pike, Address 15 Clyde Road, Dublin 4.			
5. APPLICANT	Name Rathfarnham Castle Developments Ltd., Address 42-45 St. Stephens Green, Dublin 2.			
6. DECISION	O.C.M. No. & DATE P847. 3rd April, 1980. Date NOTIFIED		EFFECT TO GRANT PERMISSION SUBJECT TO TWENTY (20) CONDITIONS. (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE P847. 11th June, 1980. Date NOTIFIED 11th June, 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.	IN ACCORDANCE WITH SECTION 39(f) OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT 1963 AMENDING SECTION 26(4) OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963 THE PLANNING AUTHORITY HAS EXTENDED until 4.4.80 THE PERIOD FOR MAKING A DECISION ON THIS APPLICATION.		DATE OF ISSUE OF COPY	
15.			CERTIFYING OFFICER	
16.			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

P847

Decision Order No. ....

Date : .....

DD/EH

Date : .....

## RECOMMENDATION :

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 : .....

22.1.80

TO GRANT **PERMISSION** .....

in respect of the Application received on .....

extended to 4.4.80

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

196/80

by Applicant **Rathfarnham Castle Developments Ltd 42-45 St. Stephens Green, Dublin 2**

namely to : **Erect 44 houses and 127 apartments in 2, 3 and 4 storey plus dormer buildings 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 20 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 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. Each of the proposed houses to be used as a single dwelling unit only.

To prevent overdevelopment of the site.

4. This permission relates to house type S option 1 and also provides for house type S option 1 to be replaced by house type S option 2 and house type T as indicated on the lodged plans subject to details being submitted to the planning authority as to which house type is to be constructed in each case prior to commencement of construction of such optional house types.

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

5. The following requirements of the Engineering Department (Roads Section) to be complied with in the development:-  
(a) A pedestrian access way at least six feet wide to be provided between house numbers D.H. 14 and D.H. 15 linking the cul-de-sac serving these houses with the cul-de-sac serving the adjoining houses on site B immediately to the south.

To achieve a satisfactory standard of development.

(b) The specification of the Paving Section of the Corporation to be used for roads and footpaths and construction to be to the supervision of the Paving Engineer.

Date .....

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 .....

*3/4/80*

(d) The development must conform to the Requirements for New Developments of the Corporation obtainable from the Paving Department. All surface water from the site of each house/flat block must be collected 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. All manholes A.J.'s, F.A.'s etc to be located within the curtilage of the site of each house/flat block.

(e) All boundaries between private property and ultimately public footpaths, 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 and be at least 18 inches in height.

(f) Driveway gradients not to exceed 1 in 40 for the first 20 feet inside line of boundary maximum ramp gradient to be 1 in 7. Gates to driveways etc. to be designed not to open outwards over footpaths.

(g) The areas paved with setts (cobble lock) on these roads to be taken in charge by the Corporation to be paved in either concrete or asphalt.

(h) While there is no objection to the access road serving such parts of the development as GA1 to GA7 inclusive being and remaining a private road, nevertheless such access road must be constructed to a proper standard as well as a lighting scheme equal in standard to that of the Public Lighting Department being installed.

6. 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 in particular the provision of adequate means of escape in case of fire and adequate fire fighting facilities.

To ensure adequate protection from fire hazards.

7. 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.

8. All existing sound trees on the site to be retained 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.

9. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion and maintenance of services, including maintenance until taking-in-charge by the local authority of roads, open space, car parks and public lighting installation, sewers, watermains or drains 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 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.

Assistant City and County Manager

Date .....

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

# Order of the Assistant City and County Manager

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

P847

## RECOMMENDATION :

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

Decision Order No. ....

DD/EH

Date : .....

4.2.80

Date : .....

22.1.80

TO GRANT **PERMISSION**

in respect of the Application received **extended to 4.4.80**  
**196/80**

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

by Applicant **Rathfarnham Castle Developments Ltd 42-45 St. Stephens Green Dublin 2**  
of .....

namely to : **Erect 44 houses and 127 apartments in 2, 3 and 4 storey plus dormer**  
**buildings 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 2 ( )  
conditions imposed for the reasons stated ;

### Conditions

### Reasons for Conditions

(c)

Lodgement with the Corporation of a letter of guarantee  
issued by the Construction Industry Federation in respect  
of the proposed development in accordance with the guarantee  
scheme agreed with the Corporation.

10. The group of sound trees in the north-eastern section of  
the site shall be retained except those trees diseased or  
unsafe or affected by essential building operations. 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.

11. A screen wall six feet in height finished to a high  
standard and capped shall be provided along the boundary of  
the site to Rathfarnham Castle adjoining the Garden Apartment  
blocks 1, 2 and 3 and 4.

12. 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 on the site.

13. No part of the development to be occupied prior to the  
construction of the access roadway from the new by-pass  
roadway at the west of the site to the site itself.

In the interest of amenity

In the interest of  
amenity.

To achieve a satisfactory  
standard of development,

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

*DM*  
3/4/80

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 .....

Contd/....

14. Prior to commencement of construction of the lift serviced apartment blocks, the applicants or their successors to submit details to the Planning Dept. of the type of materials to be used for the external walls and balcony fronts i.e. either clay brick of an acceptable colour or white render finish. In order to provide a unified approach, each of the lift serviced apartments must be finished in the same material.

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

15. The detached houses numbered D.M. 35, D.M. 36 and D.M. 37 to be omitted from the scheme and replaced by three town houses. <sup>as type shown on lodged plans</sup> These town houses to be orientated north-south, the front elevation facing south, and located as close to the boundary with G.A.6 as possible. This will necessitate the provision of a short service road to serve these houses along the boundary of the site adjoining the proposed public open space. A six ft. high screen wall to be provided along the eastern and northern boundaries of these houses and this wall to be finished in a similar material to that of the houses. A drawing indicating the modifications required by this condition to be submitted for the written agreement of the Planning Department prior to commencement of development.

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

16. The following requirements in relation to open space areas and landscaping to be carried out:-

(a) semi mature or standard trees shall be planted in accordance with the landscaping proposals indicated on drawing No. 7921/3 submitted with this application, 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, subsoil ripping, provision of top soil where required to ensure a minimum depth of 12 cm. 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.

17. The portion of the public open space which is at present existing parkland and which is approximately 5,375 acres in extent shall be maintained as open space. No structures shall be erected on this area of ground. Arrangements shall be made for the transfer of ownership of this piece of ground to the Corporation prior to commencement of any development on the site.

To provide for the proper planning and development of the area, and in accordance with the additional information supplied.

Contd/....

Date .....

Assistant City and County Manager

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

Decision Order No. 7047

Date :

## RECOMMENDATION :

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 : SD/EM

Date : 4.2.80

TO GRANT PERMISSION in respect of the Application received on 22.1.80

subject to conditions, for the development proposed in Plan/Reg. No. 196/80

by Applicant 20 Rathfarnham Castle Developments Ltd., 41-43 St. Stephens Green, Dublin 2.

namely to : erect 44 houses and 127 apartments in 2, 3 and 4-storey plus dormer

buildings 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 ;

20

Conditions

Reasons for Conditions

Contd/...

18. The proposed public open space area 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 Parks Superintendent. The work on the public open space area shall be completed to coincide with the completion of the first 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 twelve months of the structural completion of each 50 residential units on the site.

To achieve a satisfactory standard of development.

19. The proposed 1m. high brick wall along the boundary of the open space with T.M. 7. shall be increased in height to 2 metres. The 600 high planter wall, 1.0m. brick wall and 1.0m 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 2 metres 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 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 metre high chain-link security fence for these boundaries is not acceptable and shall not be constructed.

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

*area shall not be used as a compound for the storage of materials machinery during building construction.*

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



Contd./....

the following requirements of the Engineering Department (Sanitary Services) to be completed within the development:-

(a) the proposed development must be drained on the Completely Separate System as provided for on the lodged plans.

(b) all sewers and other drainage works shall be constructed in accordance with the latest editions of C.P. 3005; the Tables of Internal Loads on Buried Pipelines prepared by the Building Research Station, Ministry of Public Buildings and Works and issued by M.N.S.O. They must also comply with any special conditions or requirements of the Drainage Section.

(c) all ditches or streams bounding or traversing a building site shall be piped or otherwise treated as described by the Corporation's Drainage Department.

(d) where sewers are to be laid in footpaths they shall be laid in such a manner so that a clear space of 3'6" is maintained between the sewer and any building or boundary wall for the installation of other public services.

It is also essential to provide space adjacent to the kerb for the subsequent erection of public lighting standards.

(e) in order to facilitate the future erection of extensions at the rear of houses, the following provisions shall be made:

(i) single or combined drains (both foul and surface water) shall be laid at a distance of not less than 3 metres (or 10ft) away from the backs of houses.

(ii) where a completely separate drainage system is specified a surface water drain shall in all cases, including terraced houses, be extended to the rear of each house. Waste water from clothes and/or dish washing appliances must be discharged to the foul drainage system.

(f) Prior to commencement of development the applicants shall consult with the Sanitary Services Section of the Corporation regarding the payment of a contribution towards the cost of either:-

(1) the enlargement and modification of the existing local foul sewer or

(2) The diversion of the upper reaches of the foul sewer catchment area to the new Dodder Valley Sewer.

To achieve a satisfactory standard of development.

Assistant City and County Manager

Date .....

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