CORPORATION OF DUBLIN

		CORPORATION OF DUBLIN		
7	PLAN NO.	LOCAL GOVERNMENT (PLANNING A DEVELOPMENT) ACTS 1963 & 19	REGISTER REFERENCE	
	196/80 (4099/79)	PLANNING REGISTER (Part I)	TA/2403T	
	1. LOCATION	SITE A' RATHFARNHAM CASTAE, Rathfarnham Road, Dublin	O.S. NO. 5-3391-4 GRID REF.1470-289 PREPARED BY: CJ	
	2. PROPOSED DEVELOPMENT	44 HOUSES & 127 apartmen 2, 3 + 4-storey plus dor buildings	CHECKED BY:	
	3. TYPE & DATE OF APPLICATION	TYPE 1	quested	(b) Received 1
	4. SUBMITTED BY	Name Delany Mac Veigh 15 Clyde Road, Dublin 4.		
	5. APPLICANT	Name Rathfarnham Cast 42-45 St. Stephe Address	ns Green,	
	6. DECISION	O.C.M. No. & DATE P847. 3rd April, 1980. Date NOTIFIED, 1980.	GRANT PERMISSION O TWENTY (20) S. (SEE OPPOSITE).	
	7. GRANT	O.C.M. No. & DATE P847. 11th June, 1980. Date NOTIFIED 11th June, 1980.	EFFECT PE (SEE OPPO	RMISSION GRANTED. SITE).
	8. APPEAL	NOTIFICATION TO CORPORATION	Decision	•
,	9. APPLICATION SECTION 26 (3)	Date of application	Decision	1
	10. COMPENSATION	Ref. in Compensation Register		* * * * * * * * * * * * * * * * * * *
	11. ENFORCEMENT	Ref. in Enforcement Register		
	12. PURCHASE NOTICE			
	13. REVOCATION or AMENDMENT			
	14. LOCAL GOV	ANCE WITH SECTION 39(f) OF ERVINENT (PLANNING & DEVELOR SECTION 26(4) OF AMENDING SECTION 26(4) OF AMENDING & DEVELOR SECTION 26(4) OF AMENDING SECT	HENT)	OF ISSUE OF COPY
	15. ACT, 1963 until 4.4	ERIMENT (PLANNING & DEVEL THE PLANNING AUTHORITY H	G A	D NCE OFFICER AND
	DECISION 16.	ON THIS APPLICATION.	TRE	SURER'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

	Decision Order N	P847	Date : 5-4/	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
IMENDATION: y endorse the recommendation of the ment Control Assistant Grade 1/Planning Assistant Gra	00/	EH	Date :	2
ment Control Assistant Grade 1/Planning Assistant Grade ANT	t of the Application	received on	22.1.80	.80
	1 : Diam /Por No	196/8i		******
toconditions, for the development proposed licant Rathfarnham Castle Developments Ltd	42-45 St. Step	hens Gree	en, Dublin 2	چې چې پېرې پې د در در پې چې د در د
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to : Erect 44 houses and 127 apartment buildings at site "A" Rathfarnham	Castle, Rathfal	rnham Road	i, Dublin 14.	megus-seres
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	Accietant Princip	al Officer.	Date :	**************************************
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therefor under the Local Government (Planning an conditions imposed for the reasons stated;	a neverobinent, men	-,		
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conditions imposed for the		. 1	r ~ 21	ilian-
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The Sevelepment must conferm to the Requirements for New Employments of the Corporation obtainable from the Paving ion. All surface water from the site of each house/flat block apped and discharged to drains within the curtilege of the charge to be made to the surface water drains where the drainage is on the separate system. All menholes A.J.'s, F.A.P. sto to be located within the curtilege of the site of each house/flat block.

(d) All boundaries between private property and ultimately public footpaths, roads or species as well as between ultimate public footpaths and open spaces (other than footpaths through epen spaces) to consist of walls of substantial construction and be at least 18 inches in height.

(a) Driveway gradients not to exceed 1 in 40 for the first 20 fest inside line of boundary maximum ramp gradient to be 1 in 7. Sates to driveways etc. to be designed not to open outwards over footsthe.

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

(g) while there is no objection to the access road serving such perts of the development as GAI - 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.

5. Prior to commencement of development the applicant shell consult with the Chief Fire Officer and shell escertain 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.

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

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.

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

(a) Lodgement with the Corporation of an approved insurance company bond in the sum of £54,000

(b) independ 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.

To ensure adequate protection from fire hezards.

To protect the amenity of adjoining land.

In the interest of amenity.

To achieve a satisfactory standard of development.

Assistant	City	and	Country	Manager
TYDDIDCOTT	CILL	and.	Countr	manasci

Order of the Assistant City and County Manager Local Government (Planning & Development) Acts 1963/'76 Local Government (Dublin) Acts 1930-1955 Decision Order No. Date :-----ENDATION: M3/CC endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1: ______ Date :------PERMISSION TO GRANT in respect of the Application received extended to 4.4.80. subject to conditions, for the development proposed in Plan/Reg. No. Rathfarnham Castle Developments Ltd 42-45 St. Stephens Green Dublin 2 Erect 44 houses and 127 apartments in 2, 3 and 4 storey plus dormer namely to : buildings at site "A" Rathfarnhem Castle, Rathfarnhem Road, Dublin 14. Assistant Principal Officer. Date:..... Signed: 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 PERMISSION development and I, therefore, decide TO GRANT therefor under the Local Government (Planning and Development) Acts, 1963/'76 subject to the following 2 (conditions imposed for the reasons stated; Reasons for Conditions 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 In the interest of amenity 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 thisprotection shall be decided by the Corporations* Parks Superintendent. 11. A screen well six feet in height finished to a high In the interest of standard and capped shall be provided along the boundary of amenity. the site to Rethfarnham Castle adjoining the Garden Apartment blocks 1, 2 and 3 and 4. To achieve a satisfacto: 12. A suitable scheme of public street lightin implemented in the development, details of such a scheme to be standard of development, 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 In the interest of the construction of the access roadway from the new by-pass proper planning and development of the area. readway at the west of the site to the site itself.

td/....

14.Prior to commencement of construction of the lift serviced spartment 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 balcomy 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 sportments must be finished in the same material.

15. The deteched houses numbered D.H. 35, D.H. 36 and D. E. 37 to be emitted from the school and replaced by three town houses, illiness town houses to be erientated morth-south, the front elevation facing south, and located as close to the boundary with G.A.6 as possible. This will necessitate the prevision of a short service road to serve these beases sleem the boundary of the site adjoining the proposed public open space. A six ft, high screen well to be provided along the eastern and northern boundaries of these houses and this well to be finished in a similar material to that of the houses. A drawing indicating the medifications required by this condition to be submitted for the written agreement of the Planning Department prior to commencement of development,

16. The following requirements in relation to open spaces areas and landscaping to be carried out:-(a) semi mature or standard trees shall be pleated in secordance with the landscaping proposal's indicated on drawing No. 7921/3 submitted with this applications unless otherwise required in writing by the Corporation's Parks Superintendent. (b) The proposed landscaping of the public open system area to the south of the site shall make provision for soil drainage, where necessary, substil risping,

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 Barks Superintendent of the Corporation. The finished level of the open space shall coincide with and conform to the levels of surrounding paths and kerbs.

17. The portion of the public open space which is at present to provide for the existing perkland and which is approximately 5,375 acres in extent shall be maintained as open space. He structures shall be exected on this even of ground, of this place of ground to the Corporation prior to mencement of any development on the site.

In the interest of the proper pleasing and development of the STOR.

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

To achieve a satisfacto standard of development,

proper planning and Sevelopment of the stone nd in secondance with ta eta additionel information supplied.

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CORPORATION OF DUBLIN

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Ord	er of the Assistant City ag & Development) Acts 1963	and County Manager /'76 Local Government (Du	blin) Acts 1930-1955
ocal Government (Plannin	ig & Development) Acts 1900		
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CONTRACTION .		Decision Order No.	Date:
MMENDATION: by endorse the recommends by ment Control Assistant G	ation of the rade 1/Planning Assistant Gr	ade 1:	Date:
	in respec	at of the Application received	
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	nt-site-"A"-Rathfornho	m-Castle, lathfornian	
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which are included in	the Development Plan, the al	bove proposal would be consi	stent with proper planning and
development and I,	therefore, decide TO GRANT	1 1 1 1 1 Acta 100	3/'76 subject to the following
a moder the T	ocal Government (Planning a	nd Development) Acts, 1900	3/'76 subject to the following
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the following requirements of the Ingineering Reportment (Senitory Services) to be completed within the developments-

(a) the proposed development must be drained on the Completely Separate System or provided for on the ladged

(b)all somers and other drainage works shell be constructed in secondance with the litest editions of C.P. 2003; the Tables of External Loads on Daried Pipelines propored by the Building Research Station, Ministry of Public Buildings and Works and Louis by M.N.S.O. They must also couply without special conditions or requirements of the Brainage Section.

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

(d) where sowers are to be laid in footpaths they shall be laid in such a memor so that a clear space of 3'4" is maintained between the sower and any building or houndary well for the installation of other public services. It is also assential to provide space adjacent to the kerb for the subsequent execution of public lighting standards, (a) in order to facilitate the fature exection of

entensions at the were 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 them 5 metres (or lift) every from the bocks of houses.

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

(f) Prior to commencement of development the applicants shall compute with the Saultary Services Section of the Comporation regarding the payment of a contribution towards the cost of either:-

(i) the calargement and modification of the existing local foul sever or

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

To schieve a settlefactory standard of development.

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