

PLAN NO. 525/79 (1003/79)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE S SA 2579 T 2505/79
1. LOCATION	Rathfarnham Castle, Rathfarnham Rd.		O.S. NO. S. 3391-4 GRID REF. 1470 2899
2. PROPOSED DEVELOPMENT	Change in approved house types on plots 85-89 + 114-123 on Site B.		PREPARED BY: JMcH CHECKED BY: <i>EL</i>
3. TYPE & DATE OF APPLICATION	TYPE P + B	APPLICATION DATE 19/6/1979	Date Further Particulars:
			(a) Requested 1. 7th Aug. 79 2. 3.
(b) Received 1. 8 Aug. 79 2. 3.			
4. SUBMITTED BY	Name Lyon Dev. Consultants, Address Seagrave House, Earlsfort Tce. Dublin 2.		
5. APPLICANT	Name <u>HICKEY HOMES LTD.</u> Address Seagrave House, Earlsfort Tce. Dublin 2.		
6. DECISION	O.C.M. No. & DATE P2662 29th Aug. '79 Date NOTIFIED 29th Aug. '79	EFFECT TO GRANT PERMISSION SUBJECT TO SEVEN (7) CONDITIONS. (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE P2662. 9th November, 1979. Date NOTIFIED 9th November, 1979.	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.	DATE OF ISSUE OF COPY		
15.	CERTIFYING OFFICER		

Co. Co. '86

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

Decision Order No. P2662 Date 23.10.1979

Development Control Assistant Grade 1/Planning Assistant Grade 1: LT/ML Date: 27.8.79

TO GRANT PERMISSION in respect of the Application received on 8.8.79

subject to 7 conditions, for the development proposed in Plan/Reg. No. 2525/79

by Applicant Hickey Homes Limited. of Esagrave House, 28, Earlsfort Terrace, Dublin 2.

namely to: Change approved house type in respect of plots 25-29 and 114-123

Rathfernham Castle, Rathfernham, Dublin 14.

Signed: [Signature] Assistant Principal Officer. Date: 29/8

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 7 conditions imposed for the reasons stated;

Conditions	Reasons for Conditions
<p>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.</p>	<p>To ensure that the development will be in accordance with the permission.</p>
<p>2. Before 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.</p>	<p>To comply with the provisions of the Sanitary Services Acts 1878-1964.</p>
<p>3. This permission refers to the proposed layout indicated on drawing no. 152/14A, received by the planning authority as further information on 8.8.79.</p>	<p>To achieve a satisfactory standard of development.</p>
<p>4. This permission specifically excludes the proposed change of house type in relation to plots nos 25 to 29 inclusive and No. 122 of proposed layout.</p>	<p>The size and layout of sites are inadequate to satisfactorily accommodate the house type proposed.</p>
<p>5. The boundary radius at the rear of site no. 1 within the overall approved scheme under plan no. 3770/79 shall be built at 50ft.</p>	<p>To ensure an adequate standard of development.</p>

Contd.	Conditions	Reasons for Conditions
	<p>and the consequent effect on the junction.</p>	
6.	<p>The requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development.</p>	<p>To achieve a satisfactory standard of development.</p>
7.	<p>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, public lighting installation, sewers, watermain, or drains has been given by:-</p> <p>(a) Lodgement with the Corporation of an approved insurance company bond in the sum of £46,200.</p> <p><u>or</u></p> <p>(b) Lodgement with the Corporation of a sum of £22,900 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.</p> <p><u>or</u></p> <p>(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</p>	<p>To achieve a satisfactory standard of development.</p>