

CORPORATION OF DUBLIN

PLAN NO. 2628/83 (120/83)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE YA22251
1. LOCATION	site A Rathfarnham Castle HOUSING DEVELOPMENT OFF RATHFARNHAM Rd. Dublin 14.		O.S. NO. S-3391-4 GRID REF. 1455-288
2. PROPOSED DEVELOPMENT	six 2-storey blocks containing 52 apartments (alterations to approved plans).		PREPARED BY: ML CHECKED BY: K.S.
3. TYPE & DATE OF APPLICATION	TYPE P.	APPLICATION DATE 2.12.1983	Date Further Particulars: (a) Requested (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Delany MacVeigh & Pike, tbn., 15 Clyde Road, Address Dublin 4.		
5. APPLICANT	Name Rathfarnham Castle Developments Ltd., Seagrave House, Address Earlsfort Terrace, Dublin 2.		
6. DECISION	O.C.M. No. & DATE P231. 30th January, 1984. Date NOTIFIED 31st January, 1984.		EFFECT TO GRANT PERMISSION SUBJECT TO SEVEN (7) CONDITIONS (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P231. 13th March, 1984. Date NOTIFIED 16th March, 1984.		EFFECT PERMISSION GRANTED.
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		
16.	FINANCE OFFICER AND TREASURER'S RECEIPT NO.		



CORPORATION OF DUBLIN

Order of the Assistant City and County Manager
 Local Government (Planning & Development) Acts 1963/82, Local Government (Dublin) Acts 1930-1955

30 JAN 1984

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

PSJ
 Decision Order No. **ED/MCM.** Date **26/1/84**
 Date

TO GRANT **7** in respect of the Application received on **2/12/83**
 subject to **2622/83** conditions, for the development proposed in Plan No./Reg. No.

by Applicant **Rathfarnham Castle Developments Ltd., Seagrave House, Harlefort Terrace, Dublin 2.**
 of **constructing six 2-storey blocks containing 92 apartments (alterations to approved plans) at Site A Rathfarnham Castle, Dublin 14.**
 namely to:

Signed: _____ 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, 1963/82 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 comply with pollution regulations.
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. The conditions attached to the previous permissions affecting the overall site shall be complied with in carrying out the development and in particular the following: (a) all existing trees shrubs etc., on the boundary of the site at Castle Golf Club shall remain as existing. All existing sound trees on the site shall be retained and shall be protected during building operations. The manner of this protection shall be decided by the Parks Superintendent. The applicant shall consult with the Parks Dept. Superintendent prior to the commencement of development. (b) semi-mature and standard trees shall be planted in accordance with the landscaping proposals submitted with the application, unless otherwise required in writing by the Corporation Parks Superintendent. (c) the portion of the public open space in the applicant's ownership which is at present existing parkland and which is approx. 5.375 acres in extent shall be retained as open space. No structure shall be erected on this area of ground. Arrangements shall be made for the transfer of the ownership of this piece of ground to the	To achieve a satisfactory standard of development.

am
 31/1/84

Contd/....

Assistant City and County Manager Date: _____

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

Conditions

Reasons for Conditions

Cont'd/.....

Corporation Parks Dept.

(d) The proposed public open space areas together with all other open space areas and landscaping proposals shall be developed fully prior to completion of 100 dwellings on the site.

4. Before commencement of development the applicant shall consult with the Chief Fire Officer and Chief Health Inspector and shall comply with any of their requirements in the development.

5. The developer shall make a contribution towards the cost of diverting the foul sewer which affects the site. The amount of this contribution shall be agreed with the Sanitary Services Section of the Engineering Dept. prior to commencement of development. All other requirements of the Sanitary Services Section, Engineering Dept. shall be incorporated in the development.

6. The following requirements of the Roads Engineer shall be complied with in the development;

(a) all surface water from the site of each house/flat block to be trapped and discharged to drains within the curtilage of the site and such discharge to be made to the surface water drains where the drainage is on the separate system.

(b) all manholes, A.J.s, F.A.I.s, etc. to be located within the final curtilage of the site of each house/flat block.

(c) all boundaries between private property and ultimately public footpaths, roads and open spaces (other than footpaths through open spaces) to consist of a wall of substantial construction and be at least 18" in height.

(d) driveway gradient shall not exceed 1 in 40 for the first 20' inside the line of the boundary and the maximum ramp grading shall be 1 in 7.

(e) gates to driveways etc. shall not open outwards over footpaths.

(f) access roads shown as private roads which are not up to standard set down in "Requirements for new developments" of the Corporation Paving Section shall remain in private ownership and shall not be taken over by the Corporation. Nevertheless such access roads must be constructed to a proper standard and a lighting system equal in standard to that of the Public Lighting Dept. must be installed.

(g) at the entrance to the cul-de-sac serving this development a brick pier shall be erected on either side of the roadway (the colour of which shall match the brick used in the development) and such piers shall demarkate the boundary between public road and the private road.

To prevent the creation of a fire or health hazard.

To provide for a satisfactory standard of development.

To achieve a satisfactory standard of development.

Cont'd/.....

Date.....

Assistant City and County Manager

to 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 1963/82, Local Government (Dublin) Acts 1930-1955

RECOMMENDATION:

Decision Order No. **P231**
DD/MCH. Date **26/1/84**

I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1: Date.....
Permisson **2/12/83**

TO GRANT **7**in respect of the Application received on.....
2690/83

subject to.....conditions, for the development proposed in Plan No./Reg. No.....
by Applicant **Rathfarnham Castle Developments Ltd., Seagrave House, Earlsfort Terrace, Dublin 2.**
of.....
construct six two-storey blocks containing 32 apartments (alterations to approved
namely to:.....
plans) at Site A Rathfarnham Castle, Dublin 14.

Signed: 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 **Permisson**therefor under the Local Government (Planning and Development) Acts, 1963/82 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
<p>Contd/.... The exact height and location of such piers shall be agreed with the Engineering Department Paving Section prior to commencement of development.</p> <p>7. 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, roads, open spaces, car parks, public lighting installation, sewers, watermains or drains has been given by</p> <p>(a) lodgement with the Corporation of an approved insurance company bond in the sum of £69,000.</p> <p>OR</p> <p>(b) lodgement with the Corporation of a sum of £38,000 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>OR</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> <p align="right"><i>AM</i> 31/1/84</p>

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