

CORPORATION OF DUBLIN

PLAN NO. 3324/79 (2525/79)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE S SA 2467 SA 2467
1. LOCATION	Site "B", Rathfarnham Castle, Dublin 14.		O.S. NO. S 3391-4 GRID REF. 1470289
2. PROPOSED DEVELOPMENT	Revised house type and layout for approved 105 Houses.		PREPARED BY: CHECKED BY: JB
3. TYPE & DATE OF APPLICATION	TYPE P&B	APPLICATION DATE 10/8/79	Date Further Particulars: (a) Requested (b) Received 1. 1. 2. 2. 3. 3.
4. SUBMITTED BY	Name Lyon Development Consultants, Address Segrave Hse. Earlsfort Tce., Dublin 2.		
5. APPLICANT,	Name Hickey Homes Ltd., Address Segrave House, Earlsfort Tce., Dublin 2.		
6. DECISION	O.C.M. No. & DATE P3144. 5th October, 1979. Date NOTIFIED 8th October, 1979.		EFFECT TO GRANT PERMISSION SUBJECT TO FOURTEEN (14) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P3144. 29th November, 1979. Date NOTIFIED 29th 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.			
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

RECOMMENDATION :

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

Decision Order No. **P3144** Date: **3.10.79**
WT/EM

TO GRANT PERMISSION in respect of the Application received on **10.8.79**

subject to **14** conditions, for the development proposed in Plan/Reg. No. **3324/79**

by Applicant **Hickey Homes Ltd** of **Segrave House, Larisfort Terrace, Dublin 2.**
namely to : **Revise house type and layout for approved 105 houses at Site B Rathfarnham**
Castle, Dublin 14.

Signed: *[Signature]* Assistant Principal Officer. Date: **5/10**

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 ;

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. 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.	To comply with the provisions of the Sanitary Services Acts 1878-1944.
3. Each house shall be used as a single family dwelling.	To provide for the proper planning and development of the area.
4. A minimum building line of 20 feet shall be provided in conjunction with each house, (except in the case of houses no. 46) measured from the main front wall of the house to the front boundary of each site to the public road.	To ensure an adequate standard of development.
5. The following requirements of the Engineering Department (Roads Section) to be complied with in the development:- (a) A new boundary wall at least 6 feet high shall be erected along the road widening line on Grange Road and the land between the new boundary wall and existing wall shall be reserved for road widening and shall not be incorporated into the lease of any of the houses. This wall shall be finished to a high standard and capped. (b) Road widening line shall be checked on ground by the Corporation, before the wall is constructed. (c) All surface water from each site shall be trapped and discharged into drains within the curtilage of the site and such a discharge shall be made to the surface water drains	To achieve a satisfactory standard of development.

Assistant City and County Manager Date: _____ day _____ of _____, 19 _____
to whom the appropriate powers have been delegated by Order of the City and County Manager dated _____ day _____ of _____, 19 _____

where the drainage is on the separate system.

(d) All manholes, A.S.I.'s, F.A.I.'s etc shall be located within the limits of the site of each house.

(e) Boundaries between private property and public footpaths, open spaces as well as between public footpaths and open spaces (other than footpaths through open spaces) shall consist of walls of substantial construction at least 18 inches high.

(f) Driveway gradients shall not exceed 1 in 40 for the first 20 feet measured from the back of the footpaths.

(g) Gates to driveway shall be designed not to open outwards over the footpaths.

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

(i) The development shall conform with "Requirements for New Developments" of the Corporation, which is obtainable from the Paving Section of the Corporation.

6. Screen walls to houses on corner sites shall be 6 feet in height properly capped and finished to match the finish of the proposed dwelling houses.

In the interest of visual amenity.

7. A detailed landscaping scheme shall be carried out on site and shall make provision for the following:

(a) Semi mature trees shall be planted in the grass margin in front of every house, and along side gardens of houses in corner positions. The species of trees shall be specified by the Corporation Parks Superintendent.

(b) All open spaces, roadside grass margins and play areas shall be completed to the satisfaction of the Parks Superintendent.

To achieve a satisfactory standard of development.

8. All existing trees and shrubs etc on the boundary of the site to the Castle Golf Club shall be retained as existing.

To protect the amenities of adjoining golf club.

9. All existing sound trees on 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 the development.

In the interest of amenity.

10. The requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development.

To achieve a satisfactory standard of development.

11. 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, 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 £46,200.

OR

(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.

Assistant City and County Manager

Date

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/'76 Local Government (Dublin) Acts 1930-1955

RECOMMENDATION :

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1 :

Decision Order No. **F3144**

Date **8 OCT 1979**

Date **3/10/79**

TO GRANT PERMISSION

in respect of the Application received on **10/8/79**

subject to **14** conditions, for the development proposed in Plan/Reg. No. **3324/79**

by Applicant **Hickey Homes Ltd** of **Seagrave Hse, Earlsfort Terrace, Dublin 2.**

namely to : **Revise house type and layout for approved 105 houses on Site 1 Rathfarahan Castle, 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 ;

Conditions	Reasons for Conditions
<p>11. (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>12. A suitable scheme of public lighting to be implemented in the development prior to the completion of the first 100 houses and details of the scheme to be submitted and agreed with Dublin Corporation prior to commencement of development of the site.</p>	<p>To achieve a satisfactory standard of development.</p>
<p>13. The boundary radius at the rear of site no. 1 shall be silt at 30 feet in order to cater for further road widening and the consequent effect on the junction.</p>	<p>To ensure an adequate standard of development.</p>
<p>14. The proposed screen walls at the rear of house no. 28 shall be reduced in length so as not to extend beyond a point more than 30 feet from the rear wall of no. 28 or 12 feet from the point formed by the meeting of site nos. 27, 28, and 29. A new screen wall shall be erected to connect these two points. All similar in height and finish to proposed boundary wall to public road shall replace the sections of screen walls consequently omitted.</p>	<p>To provide for an adequate standard of development.</p>

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