

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA/781
1. LOCATION	Butterfield Ave., Rathfarnham, Dublin 14.	
2. PROPOSAL	Alterations to site layout, external finish and internal layout for development of 12 flats	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	4th March, 1983
	Date Further Particulars	
	(a) Requested	(b) Received
	1. 22nd April, 1983	1. 10th June, 1983
	2.	2.
4. SUBMITTED BY	Name McGrane & Partners, Address 36, Lad Lane, Dublin 2.	
5. APPLICANT	Name Pat Fadden, Address Friary Road, Naas, Co. Kildare.	
6. DECISION	O.C.M. No. PA/1758/83	Notified 27th July, 1983
	Date 25th July, 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/449/83	Notified 14th Sept., 1983
	Date 14th Sept., 1983	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by	Copy issued by	Registrar.
Checked by	Date	
	Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

XXXXXXXX

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982

To: **McGrane & Partners,**
36, Lad Lane,
Dublin 2.

Decision Order **PA/1758/83, 25/7/'83**
Number and Date **YA.781**
Register Reference No. **9252**
Planning Control No. **4/3/'83**
Application Received on **10/6/'83**
Add. Inf. Rec. d.

Applicant **Mr. Pat Fadden.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed alterations to side layout external finish and internal layout to already approved development of 12 flats at Butterfield House, Butterfield Avenue, Rathfarnham.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended in the submission of 10th June, 1983, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. That before development commences, approval under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That a financial contribution in the sum of £6,000. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	3. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	4. To protect the amenities of the area.
5. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.	5. In the interest of amenity.
6. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.	6. In the interest of amenity and public safety.

Cont..!..

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

14 SEP 1983.

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

- 7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
- 8. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
- 9. That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council.
- 10. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development
- 11. Applicant to consult with the Roads Department in regard to the provision of adequate vision splays before development commences.
- 12. That the windows to bathrooms, and kitchens at first floor level in the north elevations of the proposed blocks be fitted with obscure glazing.

- 7. In the interest of the proper planning and development of the area.
- 8. In the interest of the proper planning and development of the area.
- 9. In order to comply with the Sanitary Services Acts, 1878-1964.
- 10. In the interest of safety and the avoidance of fire hazard.
- 11. In ~~the~~ order to comply with the requirements of the Roads Department.
- 12. In the interest of visual amenity.

[Handwritten signature]

YA. 781

22nd April, 1983.

Messrs. McGrane & Partners,
36, Led Lane,
Dublin, 2.

Re: Proposed alterations to site layout, external finish and
— internal layout to already approved development of
12 flats at Butterfield House, Butterfield Avenue,
Rathfarnham for Mr. Pat Fadden.

Dear Sirs,

With reference to your planning application received here on
4th March, 1983, in connection with the above, I wish to inform
you that before the application can be considered under the
Local Government (Planning and Development) Acts, 1963 - 1982,
the following Additional Information must be submitted in
quadruplicate:-

1. Applicant to submit details of the proposed flat blocks
in accordance with elevational treatment permitted under
the existing planning permission granted on this site by
Order No. PA/2231/82 (Reg. Ref. XA. 1318) and which
would protect the amenities of adjoining residential
properties.

Please mark your reply "Additional Information" and quote the
Reg. Ref. No. given above.

Yours faithfully,


Principal Officer.