

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0648	
1. Location	Site beside 48 Whitechurch Road, Rathfarnham, Dublin 16.		
2. Development	14 apartments and associated development in a 2 storey building.		
3. Date of Application	04/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/12/96 2.	1. 16/12/96 2.
4. Submitted by	Name: Peter White Associates, Address: 34 Belgrave Square, Dublin 6.		
5. Applicant	Name: Glan Developments Ltd., Address: 451 Orwell Park Green, Wellington Lane, Dublin 6W.		
6. Decision	O.C.M. No. 0415  Date 27/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0683  Date 09/04/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. .... Registrar Date Receipt No.			



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Peter White Associates,  
34 Belgrave Square,  
Dublin 6.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0683	Date of Final Grant 09/04/97
Decision Order Number 0415	Date of Decision 27/02/97
Register Reference S96A/0648	Date 16th December 1996

Applicant Glan Developments Ltd.,

Development 14 apartments and associated development in a 2 storey building.

Location Site beside 48 Whitechurch Road, Rathfarnham, Dublin 16.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 03/03/97

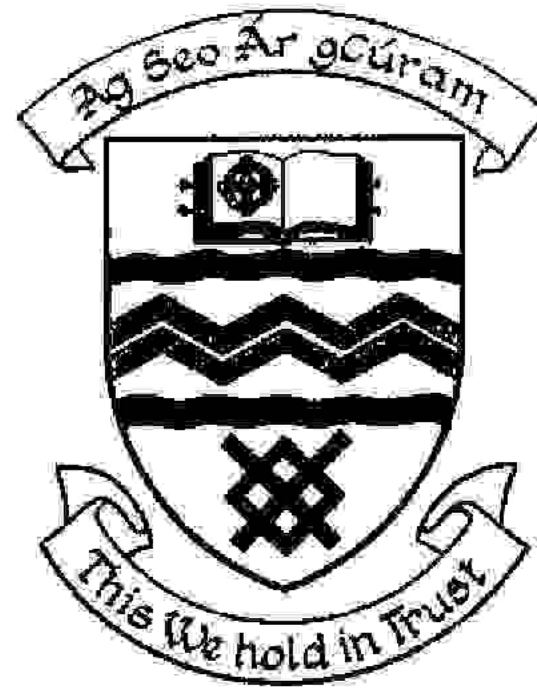
Additional Information Requested/Received 11/12/96 /16/12/96

A Permission has been granted for the development described above,  
subject to the following (28) Conditions.

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**Conditions and Reasons**

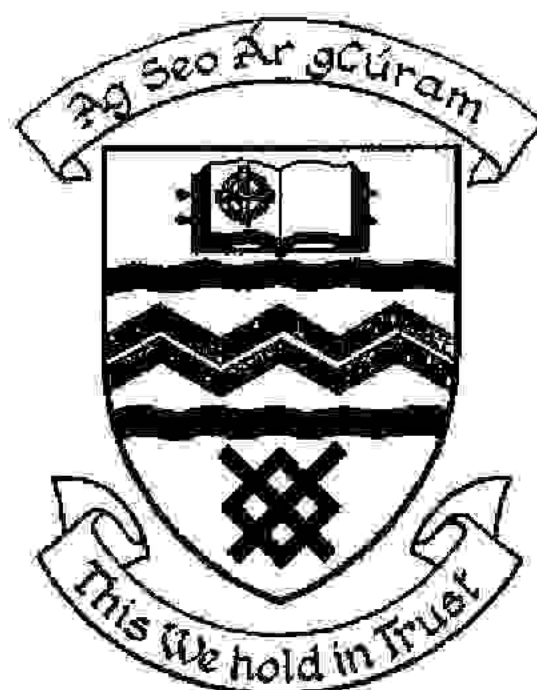
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by unsolicited additional information received on 25/02/96 in regard to the trees, save as may be required by the other conditions attached hereto.  
**REASON:**  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That one dwelling unit be omitted and the revised layout shall allow for a minimum 5m setback from the south site boundary. The unit may be two storey. Revised drawings shall be submitted for prior written agreement.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 3 That at least 25 car park spaces shall be provided and shall not interfere with the trees fronting the proposed development along Whitechurch Road i.e. there is to be no ground excavation under the canopy of the trees apart from the necessary excavation to construct a footpath along the Whitechurch Road. A revised car park layout shall be submitted for the prior written agreement with the Planning Authority. The Planning Authority will reserve the right to require additional parking for visitors etc. or as may be required for the development at any time.  
**REASON:**  
In the interest of traffic safety and in the interest of visual amenities of the area.
- 4 That the trees numbered 1706, 1707, 1709, 1710, 1712, and 1713 (as specified in the submitted Tree Surgeon's Report as part of the application) shall be retained on site and shall be protected by suitable fencing to enclose at least the area covered by the spread of the branches. The fence should be re-erected before commencement of any site works.  
**REASON:**



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In the interest of the proper planning and development of the area.

- 5 That a schedule of tree surgery works shall be submitted for the approval of the Parks Department prior to commencement of any development on site.

REASON:

In the interest of the proper planning and development of the area.

- 6 That prior to commencement of works on site the developer to agree with the Parks Department and to submit to the Planning Authority a detailed landscape plan with full works specified and bill of quantities the development of open space.

REASON

In the interest of the proper planning and development of the area.

- 7 The boundary treatment between the site and Whitechurch road should consist of post and rail type structure with minimum excavation. Details of all boundary treatment shall be submitted for the prior written agreement of the Planning Authority.

REASON:

In the interest of protecting the roots of the existing trees on site, in the interest of safety and in the interest of the proper planning and development of the area.

- 8 The open space shall be fenced off during construction work and shall not be used for the purposes of storage of plant material or spoil.

REASON:

In the interest of the proper planning and development of the area.

- 9 That the front boundary be set back to provide for a footpath in accordance with the requirements of the Roads

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Department and Parks Department. Details to be submitted  
for prior written agreement with the Planning Authority.

REASON:

In the interest of the proper planning and development of  
the area.

- 10 That the entrance be relocated to the north end of the site  
and be in accordance with the requirements of the Roads  
Department and Parks Department. Details to be submitted  
for the prior written agreement with the Planning Authority.

REASON:

In the interest of the proper planning and development of  
the area.

- 11 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.

REASON:

To protect the amenities of the area.

- 12 That all public services to the proposed development,  
including electrical, telephone cables and equipment be  
located underground throughout the entire site.

REASON:

In the interest of amenity.

- 13 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 South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 14 That no dwellinghouse be occupied until all the services  
have been connected thereto and are operational.

REASON:

In the interest of the proper planning and development of  
the area.

- 15 That the area shown as open space be levelled, soiled and  
seeded and landscaped to the satisfaction of the County



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Council and to be available for use by residents on completion of their dwellings.

REASON:

In the interest of the proper planning and development of the area.

- 16 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 17 That the applicant submit full details of proposed foul and surface water system including pipe sizes, invert and cover levels and gradients up to and including point of connection to public foul and surface water sewers for the prior approval of the Environmental Services Department before work commences on site.

REASON:

In the interest of the proper planning and development of the area.

- 18 The applicant to ensure full and proper separation of foul and surface water systems.

REASON:

In the interest of the proper planning and development of the area.

- 19 That details of surface water sewer and foul sewer and water main connection be agreed with the Parks Department prior to commencement of development on site.

REASON:

In the interest of protecting existing trees on site.

- 20 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

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To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 21 That an acceptable apartment naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.  
REASON:  
In the interest of the proper planning and development of the area.
- 22 That the developer shall construct and maintain all parts of the development to be taken in charge to the Council's standard for taking in charge including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.  
REASON:  
In the interest of the proper planning and development of the area.
- 23 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 24 That a financial contribution in the sum of £3,840 (three thousand eight hundred and forty pounds) be paid by the proposer to South 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.  
REASON:  
The provision of such services in the area by the Council will facilitate the proposed development. It is considered



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reasonable that the developer should contribute towards the cost of providing the services.

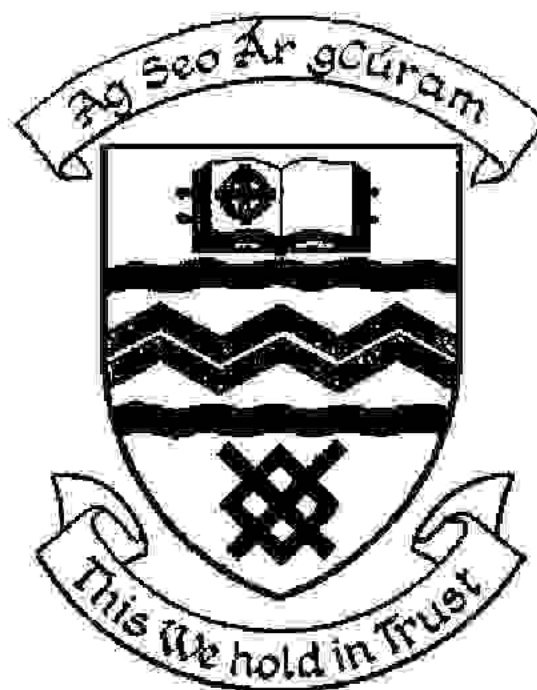
- 25 That a financial contribution in the sum of £500 (five hundred pounds) PER APARTMENT be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 Public Open Space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.
- REASON:  
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.
- 26 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) PER APARTMENT as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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.
- REASON:  
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.
- 27 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-
- a. Lodgement with the Council of an approved bond or letter of Guarantee in the sum of £20,000 (twenty



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- thousand pounds).
- b. Lodgement with the Council of a cash sum of £20,000 (twenty thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

**REASON:**

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 28 That no development under any permission granted pursuant to this decision be commenced until a Tree Bond in the sum of £12,000 (twelve thousand pounds) be lodged with South Dublin County Council to ensure the protection of existing trees on site during construction works.

**REASON:**

To ensure that a ready sanction is available to induce the protection of trees during the course of the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....*Aspin*.....*(Kth)* April 1997  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0415	Date of Decision 27/02/97
Register Reference S96A/0648	Date 4th December 1996

**Applicant**                      Glan Developments Ltd.,

**Development**                14 apartments and associated development in a 2 storey building.

**Location**                      Site beside 48 Whitechurch Road, Rathfarnham, Dublin 16.

**Floor Area**                      Sq Metres

**Time extension(s) up to and including**      03/03/97

**Additional Information Requested/Received**      11/12/96      /16/12/96

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

- Subject to the conditions ( 28 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

27/02/97

Peter White Associates,  
34 Belgrave Square,  
Dublin 6.



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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by unsolicited additional information received on 25/02/96 in regard to the trees, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
  
- 2 That one dwelling unit be omitted and the revised layout shall allow for a minimum 5m setback from the south site boundary. The unit may be two storey. Revised drawings shall be submitted for prior written agreement.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 3 That at least 25 car park spaces shall be provided and shall not interfere with the trees fronting the proposed development along Whitechurch Road i.e. there is to be no ground excavation under the canopy of the trees apart from the necessary excavation to construct a footpath along the Whitechurch Road. A revised car park layout shall be submitted for the prior written agreement with the Planning Authority. The Planning Authority will reserve the right to require additional parking for visitors etc. or as may be required for the development at any time.  
REASON:  
In the interest of traffic safety and in the interest of visual amenities of the area.

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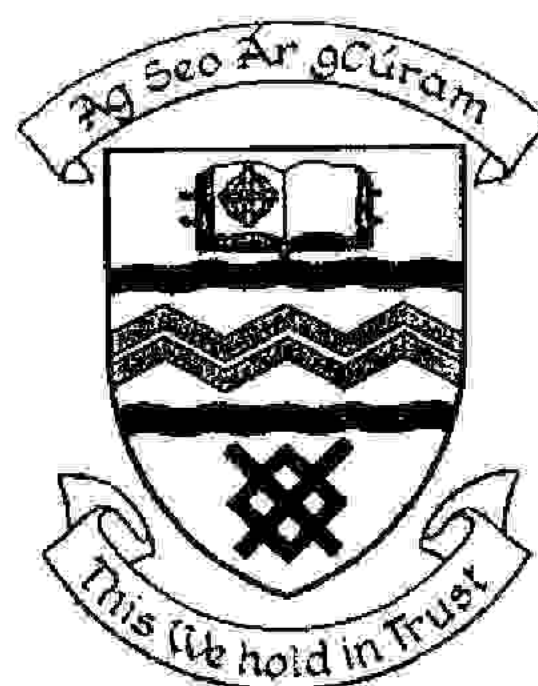
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- 4 That the trees numbered 1706, 1707, 1709, 1710, 1712, and 1713 (as specified in the submitted Tree Surgeon's Report as part of the application) shall be retained on site and shall be protected by suitable fencing to enclose at least the area covered by the spread of the branches. The fence should be re-erected before commencement of any site works.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That a schedule of tree surgery works shall be submitted for the approval of the Parks Department prior to commencement of any development on site.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That prior to commencement of works on site the developer to agree with the Parks Department and to submit to the Planning Authority a detailed landscape plan with full works specified and bill of quantities the development of open space.  
REASON:  
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- 7 The boundary treatment between the site and Whitechurch road should consist of post and rail type structure with minimum excavation. Details of all boundary treatment shall be submitted for the prior written agreement of the Planning Authority.  
REASON:  
In the interest of protecting the roots of the existing trees on site, in the interest of safety and in the interest of the proper planning and development of the area.



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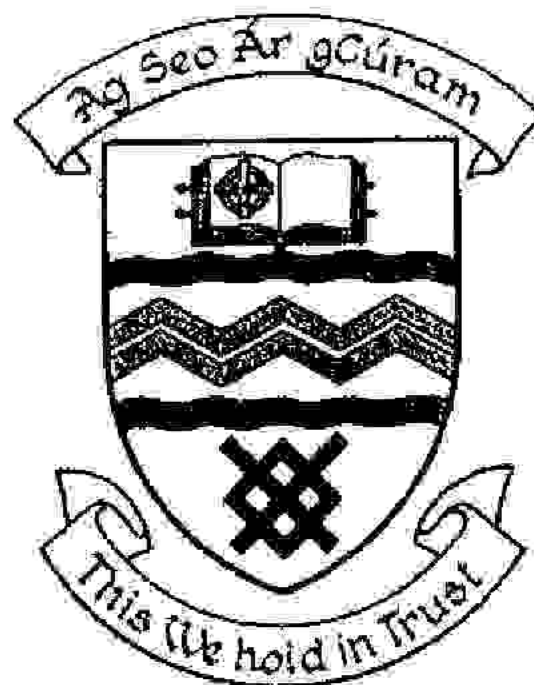
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- 8 The open space shall be fenced off during construction work and shall not be used for the purposes of storage of plant material or spoil.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 That the front boundary be set back to provide for a footpath in accordance with the requirements of the Roads Department and Parks Department. Details to be submitted for prior written agreement with the Planning Authority.  
REASON:  
In the interest of the proper planning and development of the area.
- 10 That the entrance be relocated to the north end of the site and be in accordance with the requirements of the Roads Department and Parks Department. Details to be submitted for the prior written agreement with the Planning Authority.  
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In the interest of the proper planning and development of the area.
- 11 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.  
REASON:  
To protect the amenities of the area.
- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 13 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 South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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- 15 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.

REASON:

In the interest of the proper planning and development of the area.

- 16 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

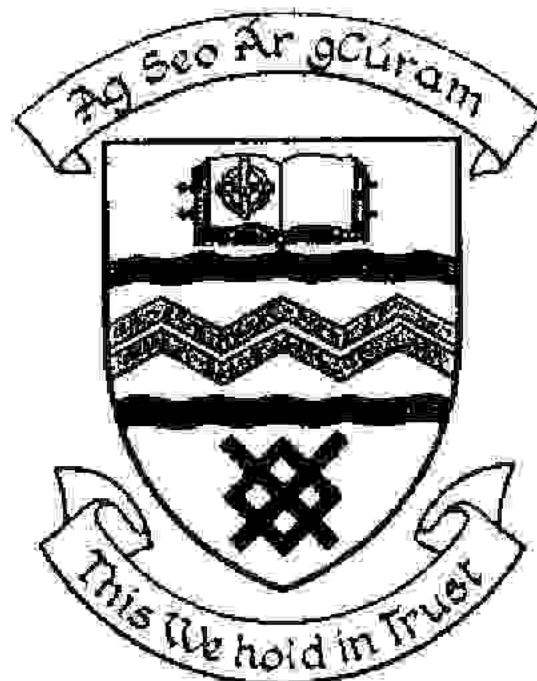
In order to comply with the Sanitary Services Acts, 1878-1964.

- 17 That the applicant submit full details of proposed foul and surface water system including pipe sizes, invert and cover levels and gradients up to and including point of connection to public foul and surface water sewers for the prior approval of the Environmental Services Department before work commences on site.

REASON:



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- In the interest of the proper planning and development of the area.
- 18 The applicant to ensure full and proper separation of foul and surface water systems.  
REASON:  
In the interest of the proper planning and development of the area.
- 19 That details of surface water sewer and foul sewer and water main connection be agreed with the Parks Department prior to commencement of development on site.  
REASON:  
In the interest of protecting existing trees on site.
- 20 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.  
REASON:  
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 21 That an acceptable apartment naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.  
REASON:  
In the interest of the proper planning and development of the area.

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- 22 That the developer shall construct and maintain all parts of the development to be taken in charge to the Council's standard for taking in charge including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.  
REASON:  
In the interest of the proper planning and development of the area.
- 23 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 24 That a financial contribution in the sum of £3,840 (three thousand eight hundred and forty pounds) be paid by the proposer to South 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.  
REASON:  
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.
- 25 That a financial contribution in the sum of £500 (five hundred pounds) PER APARTMENT be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 Public Open Space in the area of the proposed development and which will facilitate the development; this contribution to be paid



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before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

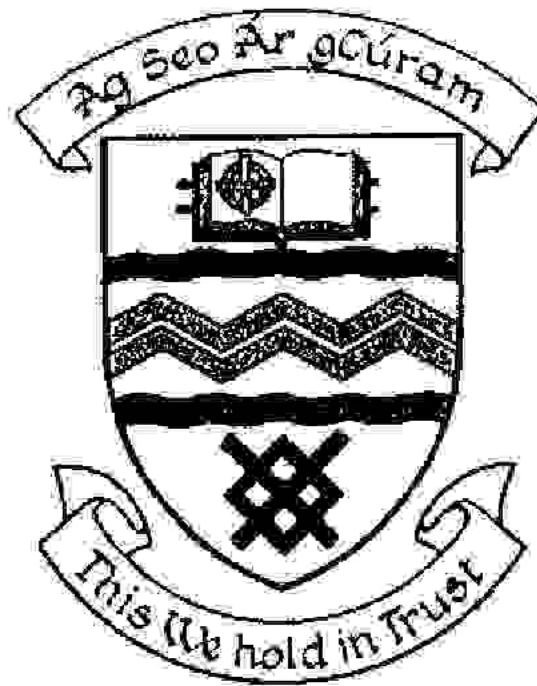
- 26 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) PER APARTMENT as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 27 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-
- a. Lodgement with the Council of an approved bond or letter of Guarantee in the sum of £20,000 (twenty thousand pounds).
  - b. Lodgement with the Council of a cash sum of £20,000 (twenty thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0111  
REG. REF. S96A/0648

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

28

That no development under any permission granted pursuant to this decision be commenced until a Tree Bond in the sum of £12,000 (twelve thousand pounds) be lodged with South Dublin County Council to ensure the protection of existing trees on site during construction works.

REASON:

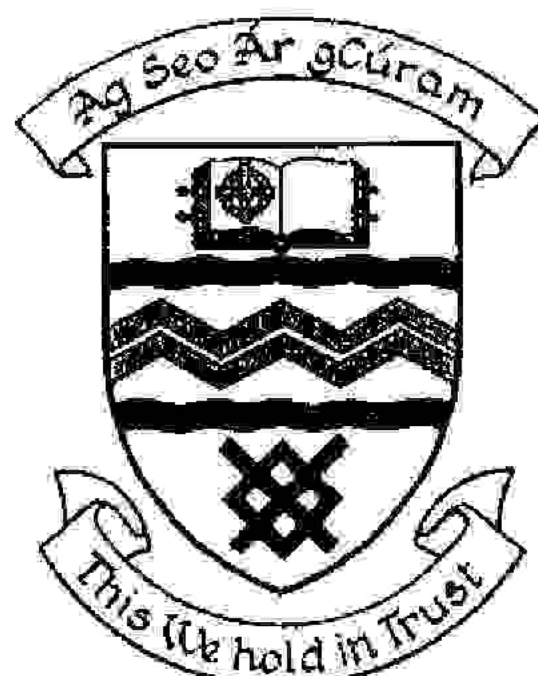
To ensure that a ready sanction is available to induce the protection of trees during the course of the development.



**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

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<b>Decision Order Number</b> 0274	<b>Date of Decision</b> 13/02/97
<b>Register Reference</b> S96A/0648	<b>Date</b> 4th December 1996

**Applicant** Glan Developments Ltd.,  
**App. Type** Permission  
**Development** 14 apartments and associated development in a 2 storey building.  
  
**Location** Site beside 48 Whitechurch Road, Rathfarnham, Dublin 16.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 03/03/97

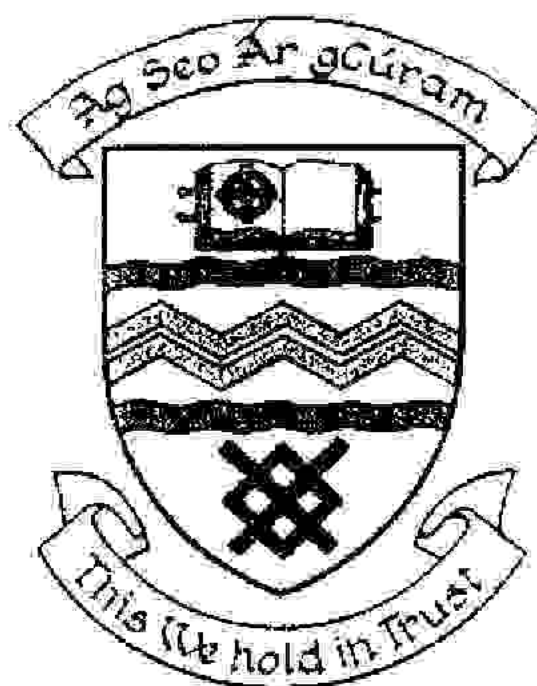
Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

13/02/97

Peter White Associates,  
34 Belgrave Square,  
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 2402	Date of Order 11/12/96
Register Reference S96A/0648	Date 4th December 1996

**Applicant** Glan Developments Ltd.,  
**Development** 14 apartments and associated development in a 2 storey building.  
**Location** Site beside 48 Whitechurch Road, Rathfarnham, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 10/12/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

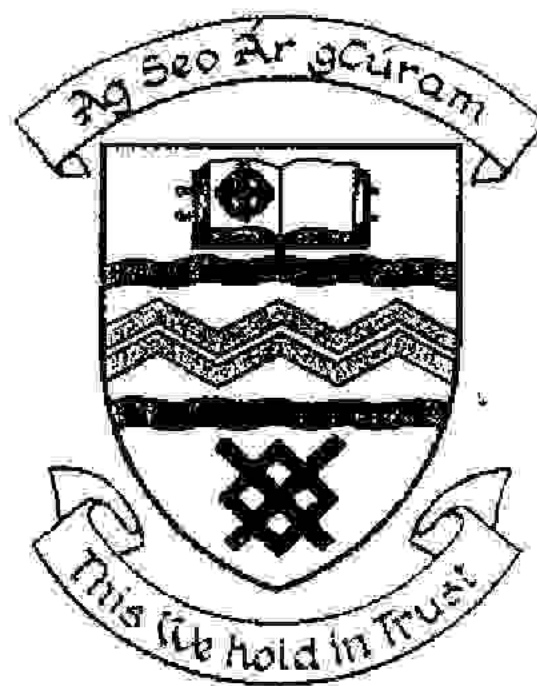
The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.
  - (c) nature and extent of development including number of dwellings (if any)

Peter White Associates,  
34 Belgrave Square,  
Dublin 6.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

12/12/96