

COMHAIRLE CHONTAE ÁTHA CLIATH

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|------------------------------------|------------|---|--------------------------------|--|--|
| File Reference P.C. 5474 | | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE RA1479 | |
| 1. LOCATION | | St. Gatiens, Whitechurch Road, Rathfarnham S | | | |
| 2. PROPOSAL | | 9 dwellings | | | |
| 3. TYPE & DATE OF APPLICATION | | TYPE P. | Date Received 4.9.78 | Date Further Particulars (a) Requested 1. 2/11/78 2. _____ (b) Received 1. 21/12/78 2. _____ | |
| 4. SUBMITTED BY | | Name Mr. A.S. Tomkins, Address 308 Clontarf Road, Dublin 3 | | | |
| 5. APPLICANT | | Name Durkan Bros, Address Dublin Ltd, 3 Sandyford Road, Ranelagh. | | | |
| 6. DECISION | | O.C.M. No. P/762/79 Date 20/2/79 | | Notified 20th February 1979 Effect To grant permission | |
| 7. GRANT | | O.C.M. No. P/1421/79 Date 19th July, 1979 | | Notified 19th July, 1979 Effect Permission granted | |
| 8. APPEAL | | Notified Type | | Decision 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. | | | | | |
| 16. | | | | | |
| Prepared by _____ | | Copy issued by _____ Registrar. | | | |
| Checked by _____ | | Date _____ | | | |
| Grid Ref. | O.S. Sheet | Co. Accrs. Receipt No. _____ | | | |
| | | | | | |

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To:

Decision Order

Number and Date

P./762/79: 25th February, 1979.

Register Reference No.

L.A. 1479

Planning Control No.

5471

Application Received on

Addit. Inf. recd: 11/12/78

Applicant

Messrs. Durken Brothers Limited.

Housing Act Permission granted: 4/11/78

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

~~XXXXXX~~

proposed nine number dwellinghouses at St. Cathens, Whitechurch Road, Rathfarnham.

| CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| 1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as is in the condition hereunder otherwise required. | 1. To ensure that the development shall be in accordance with the permission and effective control maintained. |
| 2. That before development commences, Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development. | 2. In order to comply with Sanitary Services Acts, 1873 - 1964. |
| 3. That each house be used as a single dwelling unit. | 3. To prevent unauthorised development. |
| 4. That a financial contribution in the sum of £2,250. (two thousand, two hundred and fifty pounds) 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 facilitates this development; this contribution to be paid before the commencement of development on the site. | 4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services. |
| 5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance | 5. To ensure that ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development. |

Contd. ...

on behalf of the Dublin County Council:

for Principal Officer

Date:

19 JUL 1979

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

5. (Contd.) until taken-in-charge by the Local Authority of roads, open space, car parks, sewers, water mains or drains has been given by:-
- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £14,000, which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, water mains and drains are taken-in-charge by the Council or/
 - (b) Lodgment with the Council of Cash to be applied by the Council at its absolute discretion if such services are not fully provided to its satisfaction, on the provision and completion of such services to standard specification or/
 - (c) Lodgment with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgment in any case has been acknowledged in writing by the Council.

Notes: When development has been completed the Council may prorate the bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

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| 6. 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. | 6. To protect the amenities of the area. |
| 7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site. | 7. In the interest of amenity. |
| 8. That public lighting be provided as each street | 8. In the interest of amenity and public safety. |


For Principal Officer.

Contd. as

19 JUL 1979

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976.

To: A. S. Tomkins, Esq., A.I.A.S.,
308, Clontarf Road,
Dublin, 3.

Decision Order
Number and Date P/762/79: 20th February, 1979.

Register Reference No. P.A. 1479

Planning Control No. 5471

Application Received on 4/9/78
Addit. Info. 21/12/78

Housing Act Permission granted: 4/11/78

Applicant Messrs. Durkan Brothers Limited.

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

proposed nine number dwellinghouses at St. Gariens, Whitechurch Road, Rahmfarnham.

| CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| 8. (Contd.) 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. | |
| 9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational. | 9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1964. |
| 10. 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. | 10. In the interest of the proper planning and development of the area. |
| 11. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. | 11. In order to comply with the Sanitary Services Acts, 1878 - 1964. |
| 12. That all watermain tappings branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences. | 12. 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. |

on behalf of the Dublin County Council:

for Principal Officer

19 JUL 1979

Date:

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

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|---|---|
| <p>13. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.</p> | <p>13. In the interest of the proper planning and development of the area.</p> |
| <p>14. That the screen walls in block or similar durable materials not less than 2-metres high suitably capped and finished be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable. Screen walls are to be provided at the flanks of site Nos. 1, 5, 5 and 9 at the necessary rear boundaries of 5, 6, 7, 8 and 9, at the rear boundaries of 1, 2, 3 and 4, at the southern boundary of St. Gatiens where it adjoins the proposed development. The details of the boundary wall traversing the entire site on the new road improvement line to Whitechurch Road frontage must be agreed with the County Council before construction.</p> | <p>14. In the interest of visual amenity.</p> |
| <p>15. That the necessary land required for the Whitechurch Road Improvement Scheme be reserved as such and kept free from building development.</p> | <p>15. In the interests of the proper planning and development of the area.</p> |
| <p>16. Full details of the overall landscaping scheme, together with programme for these works, are to be submitted to and approved by the County Council before any construction work is put in hands. Existing mature trees and landscaping features are to be retained as far as practicable. The applicants proposals for their removal, or mature landscaping removals are to be agreed with the County Council.</p> | <p>16. In the interests of amenity.</p> |

Contd. ...


For Principal Officer.

19 JUL 1979

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Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: A.S. Tomkins, Esq., A.I.A.S.,
308, Clontarf Road,
Dublin, 3.

Decision Order
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Addit. Info. Rec'd: 21/12/78
Housing Act Permission granted: 4/11/78

Applicant Messrs. Durkan Brothers Limited.

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

XXXXXXXX

proposed nine number dwellinghouses at St. Gattens, Whitechurch Road, Rathfarnham.

| CONDITIONS | REASONS FOR CONDITIONS |
|---|--|
| 17. The temporary access arrangements to Whitechurch Road are permitted only for constructional purposes. The applicants must agree the temporary access arrangements, including all safe traffic visibility clearances, with the County Council's Roads Department before any constructional works are commenced on the lands. The temporary constructional access is to be discontinued before any house occupancies take place. The necessary road works for the permanent estate road access to the adjoining estate at the west boundary must be completed and put into service before any dwellinghouses are occupied. The specific works programme for the provision of the temporary construction access, together with safe traffic visibility arrangements, must be agreed in writing with the County Council before any constructional works are put in hands. | 17. In the interests of road safety and the proper planning and development of the area. |

on behalf of the Dublin County Council: if

for Principal Officer

19 JUL 1979

Date: _____

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

4459
2/11/78

Reg. Ref No R.A. 1479
P.C 5474

2nd November, 1978.

A S Tomkins Esq., A.I.A.S.,
308, Clontarf Road,
Dublin 3.

Re/ proposed nine No. dwellinghouses at St. Carlen's,
Whitechurch Road, Rathfarnham, for Durkan Bros

Dear Sir,

With reference to your planning application received on 4th September, 1978, 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 and 1976, the following information must be submitted in quadruplicate:-

1. (a) Further information is required which should provide for details of the proposed water supply and drainage services associated with the development, including the applicants' specific proposals for connection to the main public water supply and public sewerage system.
- (b) The applicants' specific proposals for the provision of adequate and safe constructional access arrangements, in view of the Council's non-availability of any temporary access direct from Whitechurch Road.

NOTE:- The applicants must consult with the Roads and Sanitary Services Departments before submitting any further information.

Please mark your reply "Additional Information" and quote the Register reference number given above.

Yours faithfully,

JK

for Principal Officer.