

CORPORATION OF DUBLIN

PLAN NO. 3507/82 (1977/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 & 1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE XA2619T
1. LOCATION	Whitechurch Road/Willbrook St., Rathfarnham, Dublin 14.		O.S. NO. S-3391-8 GRID REF. 1425-2815
2. PROPOSED DEVELOPMENT	3-storey block of 22 flats		PREPARED BY: ML CHECKED BY: en.
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 31.8.1982	Date Further Particulars: (a) Requested 1. 29.10.82 2. 3. (b) Received 1. 25.11.1982 2. 3.
4. SUBMITTED BY	Name Crosspan Developments Ltd., tbn., Address 89 Upper Leeson St., Dublin 4.		
5. APPLICANT	Name Crosspan Developments Ltd., Address 89 Upper Leeson St., Dublin 4.		
6. DECISION	O.C.M. No. & DATE P192. 24th January, 1983. Date NOTIFIED 24th January, 1983.		EFFECT TO GRANT PERMISSION SUBJECT TO SIX (6) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P192. 21st April, 1983. Date NOTIFIED 22nd April, 1983.		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

24 Jan 1983

RECOMMENDATION:

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

Decision Order No. **P192**

Date

WT/JC

Date **21.1.1983**

TO GRANT **PERMISSION** in respect of the Application received on **25.11.1982**

subject to **six** conditions, for the development proposed in Plan No./Reg. No. **3507/82**

by Applicant **Crossan Development Ltd., of 89, Upper Leeson Street, Dublin 4.**

namely to: **erect 3-storey block of 22 flats at Whitechurch Road/Willbrook Street, Dublin 14.**

Signed:

Principal Officer. Date: **24/1/83**

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 comply with permission regulations.

2. Before 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 provision of the Sanitary Services Acts, 1878-1964.

3. All requirements of the Engineering Department shall be incorporated in the development in particular, the Whitechurch Stream must be culverted where it traverses the site, full engineering details of the proposed culvert must be submitted to the Main Drainage Section, Dublin Corporation prior to commencement of any site works. The proposed culvert may be of similar section to that of existing culvert immediately south of the site of the proposed works, but must be designed in accordance with the provisions of BS153 (Part 3A) and BSCP; 114, 116, 2005 and 2007 where relevant. The top exterior surface of the proposed culvert must be at the level at least 200mm below the existing crown of Whitechurch Road at all points adjoining. To achieve this end the proposed invert level at the northern end of the culvert may be dropped to a maximum of 300mm from 52.90 to 52.60 O.D. (Poolbeg).

To provide for a satisfactory standard of development.

4. The applicant shall consult with the Chief Parks Superintendent in regard to a suitably designed landscape plan complying with all the requirements of the Parks Superintendent to be submitted to the Planning Department and the written agreement of the Department shall be obtained prior to commencement of development.

To provide for a satisfactory standard of development and in the interest of visual amenity.

Assistant City and County Manager

Date

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

5. Before development commences the applicant shall consult with the Chief Fire Officer and the Chief Health Inspector and all their requirements shall be incorporated in the development. Any requirement that would result in a material alteration to the external appearance of any building shall be the subject of a further planning permission.

To prevent the creation of a fire or health hazard.

6. 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 sewers, watermains, drains and culvert 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 £20,000.
- or.
- (b) Lodgement with the Corporation of a sum of £12,500 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.
- or.
- (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.

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Assistant City and County Manager

Date.....

whom the appropriate powers have been delegated by Order of the City & County Manager dated.....day of.....19.....