

COMHAIRLE CHONTAE ÁTHA CLIATH

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|-------------------------------|--|---|---|---|-----------------|
| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE XA 1652 | | |
| 1. LOCATION | Whitechurch Road/Willbrook St., Rathfarnham, Dublin 14. | | | | |
| 2. PROPOSAL | 22 No. 2-bedroom flats, | | | | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Date Further Particulars (a) Requested </div> <div style="width: 45%;"> (b) Received </div> </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%; border-bottom: 1px solid black; text-align: center;">A</td> <td style="width: 45%; border-bottom: 1px solid black; text-align: center;">31st Aug., 1982</td> </tr> </table> | A | 31st Aug., 1982 |
| A | 31st Aug., 1982 | | | | |
| 4. SUBMITTED BY | Name Crosspan Development Ltd., Address 89, Upper Leeson St., Dublin 4. | | | | |
| 5. APPLICANT | Name as above, Address | | | | |
| 6. DECISION | O.C.M. No. PA/2695/82 Date 29th Oct., 1982 | Notified 29th Oct., 1982 Effect To grant permission, | | | |
| 7. GRANT | O.C.M. No. PBD/772/82 Date 8th Dec., 1982 | Notified 8th Dec., 1982 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. | | | | | |

Prepared by
Checked by

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

DUBLIN COUNTY COUNCIL

P80/772/82

Tel. 724755(Ext. 262/264)

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

Notification of Grant of ~~PERMISSION~~ Approval
Local Government (Planning and Development) Acts, 1963 & 1976 ~~XXXXXXX~~ 1963-1982.

To: Crossspan Developments Limited.
89 Upper Lisson Street,
DUBLIN 4.
Applicant Crossspan Developments Limited.

Decision Order PA/2695/82 29.10.82
Number and Date IA 1632
Register Reference No. 16297
Planning Control No. 31.8.82
Application Received on

A PERMISSION/APPROVAL has been granted for the development described below ~~XXXXXXX~~ under the undermentioned conditions.

twenty-two number two-bedroomed flats at Whitechurch Road/Willbrook Street,
Rathfarnham.

CONDITIONS

1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.
3. That the proposed ~~house~~ ^{flat} be used as a single dwelling unit.
4. That a financial contribution in the sum of £3,600.00 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.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. To prevent unauthorised development.
4. 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.

(Contd . . .)

Signed on behalf of the Dublin County Council:

IMPORTANT: Turn overleaf for further information.

for Principal Officer

Date:

- 8 DEC 1982

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.

CONDITIONS

REASONS FOR CONDITIONS

3. 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 until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of ~~£5,000.00~~ £5,000.00

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of ~~cash of £5,000.00~~ cash of £5,000.00 to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

Or/

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body 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 lodgement in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

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

(Contd. ...)

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DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

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

Notification of Grant of Permission Approval

Local Government (Planning and Development) Acts, 1963 & 1976 ~~1963-1976~~ 1963-1981

To: **Crossan Developments Ltd.,**
89 Upper Dawson Street,
DUBLIN 4.

Decision Order
Number and Date **PA/2695/82** **29.10.82**

Register Reference No. **XA 1632**

Planning Control No. **16297**

Application Received on **31.8.82**

Applicant **Crossan Developments Ltd.**

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

twenty-two number two-bedroomed flats at Whitechurch Road/Willbrook Street,
Rathfarnham.

CONDITIONS

REASONS FOR CONDITIONS

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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
8. That public lighting be provided as each section 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.
10. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

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

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **8 DEC 1982**

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.

CONDITIONS

REASONS FOR CONDITIONS

12. That all watermain tapplings 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.

13. That an acceptable ~~XXXX~~ street naming and ~~XXXX~~ house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

14. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, 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.

15. Full details of proposals for the landscaping of the proposed development including the retention of existing landscape features on the site and for the provision of a pedestrian bridge to Whitechurch Road and boundary treatment details shall be submitted to and approved by Dublin County Council before development commences.

16. That any necessary requirements of the Chief Fire Officer be ascertained and fully complied with before any occupancies take place.

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.

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

14. In the interest of visual amenity.

15. In the interest of amenity.

16. In the interest of safety and the avoidance of fire hazard.

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