

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1651
1. LOCATION	St. Gatiens, Willbrook Est., Rathfarnham, S		
2. PROPOSAL	Revised houses on 27 sites		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 20th Dec., 1985.	Date Further Particulars
			(a) Requested 1. 2.
(b) Received 1. 2.			
4. SUBMITTED BY	Name Mc Garrell Reilly Cont. Ltd., Address The Bungalow, Stockton Court, Peck's Lane, Castleknock,		
5. APPLICANT	Name as above Address		
6. DECISION	O.C.M. No. P/547/86		Notified 18th Feb., 1986
	Date 18th Feb., 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/1074/86		Notified 2nd April, 1986
	Date 2nd April, 1986		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 5096 - Section 35		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL

Ref. RNF 5096

Date: 20-9-89

Administrative Officer
Registry Section
Planning Department
Dublin County Council:

RE:

Reg. Ref. No. 85A/1651

Willbrook Lane, Rathfarnham

A ~~Warning~~/Enforcement Notice (Section 35), has been served
on the above lands. Please amend statutory Planning
Register if necessary.

Details are in Part III.

J. [Signature]
Staff Officer
Enforcement Section:

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

P/1074/86

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1922-1993~~ 1963-1983:

To **McGarrell, Reilly Contractors Ltd.,**
The Bungalow, Steckton Court,
Peck's Lane, Castleknock,
Dublin 15:

Decision Order
Number and Date **P/547/86 - 18/2/86**

Register Reference No. **85A/1651**

Planning Control No.

Application Received on **20/12/85**

Applicant **McGarrell, Reilly Contractors Ltd:**

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

Proposed change of house type on already approved layout at St. Gation's

Willbrook Estate, and Whitechurch Road:

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the ^{each} proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £12,000. 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 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 developer should contribute towards the cost of providing the services.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **2 APR 1986**

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.

P/1074/86

CONDITIONS

REASONS FOR CONDITIONS

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 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 **£22,000. (Twenty two thousand pounds)** 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) Lodgment with the Council of **a cash sum of £14,000.** 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) Lodgment 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 lodgment 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.

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

PK

2 APR 1986

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DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/1074/86

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982

To **McGarrell, Reilly Contractors Ltd.,**
The Bungalow, Stockton Court,
Peck's Lane, Castleknock,
Co. Dublin:

Decision Order **P/547/86 - 18/2/86**
Number and Date

Register Reference No. **83A/1651**

Planning Control No.

Application Received on **20/12/85**

Applicant **McGarrell, Reilly Contractors Limited:**

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

Proposed change of house type on already approved layout at St. Gatten's
Willbrook Estate and Whitechurch Road:

SUBJECT TO THE FOLLOWING CONDITIONS

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.	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 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.	8. In the interest of amenity and public safety.
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.
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.	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.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **2 APR 1986**

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

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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 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.
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. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain's or drains forming part of the development, until taken in charge by the Council.
16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.
17. That all construction traffic shall take access to the site via a temporary access to Whitechurch Road. This access shall be used for this purpose only and shall not be used for access to residences. The precise route of this access shall be defined so as to minimise interference with the proposed open space area. Details of this access and its satisfactory operations shall be agreed with the Roads Department of Dublin County Council before development commences. The balance of this open space area shall be fenced off and protected from development work after the demolition of St. Gatten's House and the reinstatement of the land as public open space.

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 the proper planning and development of the area.
16. To protect the amenities of the area.
17. In the interest of the proper planning and development of the area.

(Contd.....)

2 APR 1986

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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 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.
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. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains forming part of the development, until taken in charge by the Council.
16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.
17. That all construction traffic shall take access to the site via a temporary access to Whitechurch Road. This access shall be used for this purpose only and shall not be used for access to residences. The precise route of this access shall be defined so as to minimise interference with the proposed open space area. Details of this access and its satisfactory operations shall be agreed with the Roads Department of Dublin County Council before development commences. The balance of this open space area shall be fenced off and protected from development work after the demolition of St. Gatten's House and the reinstatement of the land as public open space.

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

(Cond.....

2 APR 1986

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COUNTY COUNCIL

GRANT OF
PERMISSION

tel. 724755 (ext. 262/26)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

P/1074/86

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **McGarrell, Reilly Contractors Ltd.,**

Decision Order

Number and Date

P/547/86

18/2/86

The Bungalow, Stockton Court,

Register Reference No.

83A/1651

Peck's Lane, Castleknock,

Planning Control No.

Dublin 15;

Application Received on

20/12/85

Applicant **McGarrell, Reilly, Contractors Ltd.**

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

Proposed change of house type on already approved layout at St. Gatten's

Willbrook Estate and Whitechurch Road;

CONDITIONS

18. The pedestrian access crossing the public open space to Whitechurch Road shall be omitted from the development and a wall 2.5m in height shall be extended to the block access to Whitechurch Road.

19. That details of boundary walls in brick or similar durable materials, suitably capped and rendered, 2.5m. in height, the western and southern boundary of the site, fronting sites 1, 7, 17, 18 and 27 and at the rear of sites nos. 18-27 incl., shall be agreed with the County Council before development commences.

20. That a detailed and accurate tree and vegetation survey, landscaping and planting scheme, detailing species, age, spread, condition and any proposed felling or remedial work for existing trees and vegetation and proposals for tree planting, be submitted to and agreed with the Parks Department of Dublin County Council before development commences.

REASONS FOR CONDITIONS

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

19. In the interest of amenity.

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

(Condt.....)

Signed on behalf of the Dublin County Council

For Principal Officer

2 APR 1986

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.

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21. That the lands required for road improvements works and public open space provision at the western boundary of the site be kept free from any development or construction work and be transferred free of charge to Dublin County Council before development commences.

22. That a financial contribution in the sum of £500. be paid by the developer towards the cost of provision of adequate public open space facilities in the area, which would benefit the development. This contribution to be paid prior to commencement of development on the site.

23. That the proposed houses nos. 1-6 in two terraced blocks of three houses each shall be constructed on site in accordance with plans submitted to the County Council on 7th February, 1986.

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

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

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

P.K.

2 APR 1986