

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/665
1. LOCATION	St. Gatiens, Whitechurch Road, Dublin 16 S		
2. PROPOSAL	27 Houses.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 17th May, 85.	Date Further Particulars (a) Requested
			(b) Received
			1. Time ext. up to & incl., 6/8/85 2.
4. SUBMITTED BY	Name John C. Batt & Associates, Address 27, Lower Camden Street, Dublin 2.		
5. APPLICANT	Name Whitechurch Properties, Address St. Gatiens, Whitechurch Road, Dublin 16.		
6. DECISION	O.C.M. No. P/2828/85 Date 2nd Aug., 1985		Notified 2nd Aug., 1985 Effect To grant permission
7. GRANT	O.C.M. No. P/3311/85 Date 11th September, 1985.		Notified 11th September, 1985. 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

J.C. Batt & Assocs.,
27 Lr. Camden Street,
Dublin 2.

85A-665

20th December, 1985

Re: Proposed housing development comprising 27 houses at St.
Gatien's, Willbrook Estate and Whitechurch Road for
for Whitechurch Properties.

Dear Sirs,

I refer to your submission received on 29th October 1985 and 6th November, 1985, to comply with conditions Nos 17, 18, 19, 21, 23 and 24 of decision to grant permission by Order No. P/2818/85, dated 2nd August, 1985, in connection with the above.

In this regard, I wish to inform you that the plans submitted for compliance with conditions nos. 17, 18, 19, 21, 23 and 24 are acceptable subject to the following Parks requirements:-

1. All the recommendations of the Tree Survey to be complied with prior to the commencement of development works. In this regard all protective fencing must be erected to the satisfaction of the Parks Department and all trees listed for removal to be removed prior to works commencing.
2. The applicant should inform the Parks Department as to when the entrance from Willbrook Estate is being constructed, in order to ensure that no interference occurs with the nearby trees on the existing public open space.

Yours faithfully,


for Principal Officer.

J.C. Batt & Assocs.,
27 Lower Camden Street,
Dublin 2.

85A-665

17th February, 1986.

RE: Proposed housing development comprising 27 houses at
St. Gatiens, Willbrook Estate, and Whitechurch Road, for
Whitechurch Properties.

Dear Sirs,

I refer to your submission received on 15th January, 1986, and unsolicited clarification received 10th February, 1986, to comply with condition No.22, of decision to grant permission by Order No. P/2828/85, dated 2nd August, 1985, in connection with the above.

In this regard, I wish to inform you that the details of walls and their location is acceptable and they conform with the requirements of condition No. 22.

Yours faithfully,



for Principal Officer.

John C. Batt & Assoc., Arch.,
27, Lower Camden Street,
Dublin 2.

85A/663

16/7/'85

Re: Proposed housing development, comprising 27 houses at St. Gatiens,
Willbrook Estate and Whitechurch Road for Whitechurch Properties.

Dear Sirs,

With reference to your planning application received here on 17/5/'85
(letter for extension period received 16/7/'85), in connection with the
above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and
Development) Acts, 1963, as amended by Section 39(F) of the Local Government
(Planning and Development) Act, 1976, the period for considering this
application within the meaning of Subsection (4A) of Section 26 has been
extended up to and including the 6th August, 1985.

Yours faithfully,



for Principal Officer

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/331.1/85

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To **J. G. Butt & Associates**
27 Lower Camden St.,
Dublin 2;

Decision Order
Number and Date **P/2828/85** **2/8/85**

Register Reference No. **63A/565**

Planning Control No.

Application Received on **17/5/85**

Applicant **Whitchurch Prop.**

Time Ext. up to: **6/8/85**

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

**Proposed housing development comprising 27 houses, at St. Carlen's
Willbrook Estate and Whitchurch 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.
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~~ ^{each} proposed house be used as a single dwelling unit.
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.

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.

For the Dublin County Council

[Signature]
For the Council Officer

Date **11 SEP 1985**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of the permission must be complied with in the carrying out of the work.

P/331.1/85

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, watermain's 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, watermain's and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of Cash 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.

Contd./.....

11 SEP 1985

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/3311/85

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

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1985

To **J.C. Bate & Assoc.,**
27 Lower Canon Street,
Dublin 2.
Applicant **Whitechurch Properties.**

Decision Order Number and Date **P/2318/85 - 2/8/85**
Register Reference No. **85A-665**
Planning Control No. _____
Application Received on **17/5/85**
Time Ext. up to **6/8/85**

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

housing development, comprising 27 houses, at St. Gattians, Millbrook 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, 1878-1954.

On behalf of the Dublin County Council

(Signed)
AK
Planning Officer

Turn overleaf for further information

11 SEP 1985

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.

1. 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.

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 the access roadway shall be relocated in a southerly direction to comply with the previously approved layouts and to minimise disruption to the existing open space at the western boundary of the site. The road shall have a T-junction with hammerheads fronting sites 9-17.

18. That all houses shall be provided with parking in the house curtilage. The site curtilages of houses Nos. 18-27 shall be extended in a westerly direction to absorb parking and grassed areas fronting these sites. These houses shall have a minimum 50ft. back garden to provide adequate separation from industrial premises at the rear.

19. Full details of the access road and cul-de-sac design shall be agreed with the Roads Department of Dublin County Council before 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.

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.

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

19. In order to comply with the requirements of the Roads Department.

AK

DUBLIN COUNTY COUNCIL

P/331.1/85

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To: J.C. Ball & Assoc.,
27 Lower Camden Street,
Dublin 2.

Decision Order
Number and Date P/2818/85 2/8/85
Register Reference No. 05455
Planning Control No.

Applicant: Whitechurch Properties.

Application Received on 17/5/85
Time Ext. up to 6/8/85

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

housing development, comprising 27 houses at St. Gathans, Whitebrook Estate and Whitechurch Road.

CONDITIONS

REASONS FOR CONDITIONS

20. 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 operation 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. Gathans House and the reinstatement of the land as public open space.

21. 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 block access to Whitechurch Road.

22. That details of boundary walls in brick or similar durable materials, suitably copped and rendered, 2.5m in height, the western and northern 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. In the interest of the proper planning and development of the area.

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

22. In the interest of amenity.

Secretary of the Dublin County Council

Principal Officer

11 SEP 1985

Approval of the Council under Building Bye-Laws shall be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

23. That a revised site layout plan, incorporating the alterations and amendments to the layout as required by conditions nos. 17-22 above shall be submitted and agreed with the Dublin County Council before development commences.

24. 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.

25. That the lands required for road improvement 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.

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

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

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

11 SEP 1985