

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85/A/30			
1. LOCATION	Willbrook St., Rathfarnham, S					
2. PROPOSAL	Substitution of 3 bedroom town houses on sites 1-8 and 12-20 on approved residential development,					
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received			
	P.	15.1.85	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> </tr> <tr> <td style="border-bottom: 1px solid black;">2.</td> <td style="border-bottom: 1px solid black;">2.</td> </tr> </table>	1.	1.	2.
1.	1.					
2.	2.					
4. SUBMITTED BY	Name F.L. Bent, Address 25, Grosvenor Court, Templeogue, Dublin 12					
5. APPLICANT	Name Crossspan Developments Ltd, Address 89 Upper Leeson St., Dublin 4					
6. DECISION	O.C.M. No. P/888/85		Notified 12th March, 1985			
	Date 12th March, 1985		Effect To grant permission			
7. GRANT	O.C.M. No. P/1908/85		Notified 28th May, 1985			
	Date 28th May, 1985		Effect Permission granted			
8. APPEAL	Notified 23rd April, 1985		Decision			
	Type 3rd Party APPEAL		WITHDRAWN Effect			
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect			
10. COMPENSATION	Ref. in Compensation Register					
11. ENFORCEMENT	Ref. in Enforcement Register 6165 - 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: ENF. 6165

Date 9.7.90

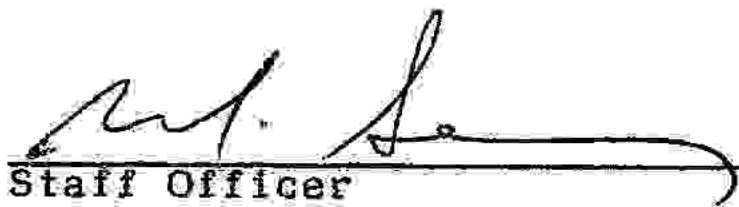
Administrative Officer,
Registry Section,
Planning Department,
Dublin County Council:

RE: Reg. Ref. No. 85A 30

Hillbrook Grate, Rathfaeham -
Cond. No's 17 & 19

A ~~Warning~~ Enforcement Notice (Section 35), has been served on
lands covered by the above Reg. Ref. No. Please amend statutory
register accordingly.

Details are in Part III.


Staff Officer
Enforcement Section:

ENFORCEMENT SECTION

PLANNING DEPARTMENT

DUBLIN COUNTY COUNCIL

Ref. ENF 6165

Date: 23/8/89

Administrative Officer
Registry Section
Planning Department
Dublin County Council:

RE:

Reg. Ref. No.

85A/30

Willbrook

Grave

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.


Staff Officer

Enforcement Section:

An Bord Pleanála

PL 6/5/68898

T. Gaffey
Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01) 728011.

The Sec.

Date 16/5/85

Your Ref 85A/30

Appeal re: Sites 1-18 and 12-20 Willbrook Street,
Rathfarnham.

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, has been withdrawn.

Mise, le meas,

B. Sheehy

Ind. Grant?

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

P/1.9.0.8/85

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983
~~1963-1982~~ 1963-1983

To **F.L. Bent,**
25 Grosvenor Court,
Templeogue,
Dublin 12.
Applicant **Crosplan Dev Elements Ltd.**

Decision Order
Number and Date **P/888/85** **12/3/85**
Register Reference No. **854-30**
Planning Control No.
Application Received on **15/1/85**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
substitution of 3 bedroom town houses on sites 1-8 and 12-20 on approved residential development at Willbrook Street, Rathfarnham

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 ^{each} the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of £6,480.00 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 on the site.

REASONS FOR CONDITIONS

2. 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

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **28/5/85**

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

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 £10,000. (ten 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 Cash of £ 6,500. 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.

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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, 1963-1983

To **F.L. Bent,**
25 Grosvenor Court,
Templeogue,
Dublin 12,
Applicant **Crosplan Developments Ltd.**

Decision Order
Number and Date **P/888/85 - 12/3/85**
Register Reference No. **85A-30**
Planning Control No.
Application Received on **15/1/85**

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

..... **substitution of 3 bedroom terr. houses on sites 1-8 and 12-20 on approved residential**
..... **development at Millbrook Street, Rathfarnham.**

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 **22/5/85**

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.

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

tel. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Approval

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

To **F.L. Bent,**
25 Grosvenor Court,
Templeogue,
Dublin 12.
Crospan Developments Ltd.
Applicant

Decision Order
Number and Date **P/888/85 - 12/3/85**
Register Reference No. **85A-30**
Planning Control No.
Application Received on **15/1/85**

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

~~substitution of 3 bedroom town houses on sites 1-8 and 12-20 on approved residential development at Millbrook Street, Rathfarnham.~~

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

MA

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

22/5/85

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 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. |
| 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. | 13 In the interest of the proper planning and development of the area. |
| 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. | 14 In the interest of visual amenity. |
| 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, watermains or drains forming part of the development, until taken in charge by the Council. | 15 In the interest of the proper planning and development of the area. |
| 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. | 16. To protect the amenities of the area. |
| 17. That all lands in the applicants' ownership alongside Whitechurch Road, shown edged in "red" on plan submitted to Dublin County Council on 31/10/84, and referred to in letter dated 31/10/84, be transferred to Dublin County Council free of charge as public open space provision to serve the development in accordance with condition no. 18 of the permission granted on these lands by Order No. P/3713/84, dated 2/11/84, (Reg. ZA 1153). | 18. In the interest of the proper planning and development of the area. |
| 18. That a financial contribution in the sum of £500. per house (i.e., £8,500. total) to be paid to Dublin County Council towards the provision and development of public open space facilities in the area. This contribution to be paid prior to the commencement of development. | 18. In the interest of the proper planning and development of the area. |
| 19. That details relating to footpath provision and boundary treatment to the open space area be agreed with the Parks Department of Dublin County Council prior to the commencement of development. | 19. In the interest of the proper planning and development of the area. |
| 20. That the requirements of the Roads Department be ascertained and strictly adhered to in the development. | 20. In the interest of the proper planning and development of the area. |