

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 1780
1. LOCATION	St. Gatiens, Whitechurch Road, Rathfarnham, S		
2. PROPOSAL	13 detached 2 storey houses,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	4th Sept. 1981	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 30th Oct., 1981 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Chandler Levin Assoc., Address 13 Lad Lane, Dublin 2,		
5. APPLICANT	Name Mr. L. Coady, Address St. Gatiens, Whitechurch Road, Rathfarnham,		
6. DECISION	O.C.M. No. PA/95/82 Date 15th Jan., 1982		Notified 15th Jan., 1982 Effect To grant permission,
7. GRANT	O.C.M. No. FBD/144/82 Date 2nd March, 1982		Notified 2nd March, 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

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

To: Chandler Levin Associates,
13 Led Lane,
Dublin 2.

Decision Order PA/95/82: 15/1/82
Number and Date VA 1780

Register Reference No.

Planning Control No. 5474

Application Received on 4/9/80
16/11/81

Applicant Mr. Condy.

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

Proposed 13 detached two storey houses at St. Catharine's Whitechurch Road,
Bathfarnham.

CONDITIONS	REASONS FOR 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.	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 proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£7,000.</u> 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.	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

2 MAR 1982

IMPORTANT: Turn overleaf for further information.

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.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PBD/144/82
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

To: Chandler Levin Associates,
13 Lad Lane,
Dublin 2.

Decision Order
Number and Date PA/95/821 15/1/82

Register Reference No. NA 1780

Planning Control No. 5474

Application Received on 4/3/82
Adm. In. Rec. 10/11/81

Applicant L. Goady.

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

in Proposed 13 detached two storey houses at St. Colman's Whitechurch Road,
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.	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

2 MAR 1982

Date:

IMPORTANT: Turn overleaf for further information.

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

P 86 / 1 4 4 / 8 2

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

To: **Chandler Levin Associates,**

13 Lad Lane,

Dublin 2.

L. Condy.

Decision Order

Number and Date

PA/95/821 15/1/82

MA 1790

Register Reference No.

5474

Planning Control No.

4/2/81

Application Received on

18/11/81

Applicant

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

Proposed 13 detached two storey houses at St. Catharine's Whitechurch Road,

Bathfarnham.

CONDITIONS

17. The temporary access arrangements to Whitechurch Road are permitted only for constructional purposes. The applicant must agree temporary access arrangements, including all safe traffic visibility clearances, with the County Council's Roads Department before any constructional works are commenced on the lands. The specific works arrangements for the provision of the temporary construction access and any temporary bridge works together with safe traffic visibility arrangements, must be agreed in writing with the County Council before any constructional works are put in hand.

18. That in the event of the developer deciding before the commencement of development that the works required in condition No. 10, above should be carried out for him, by the Council's Parks Department, then a financial contribution of €2,400. (12 houses @ €200. per house) be paid to the County Council towards the open space development. This contribution to be paid prior to commencement of development on the site.

19. House No. 8 to be omitted from the proposed development and that the site be incorporated into the open space area to be provided in accordance with the requirements of Condition No. 10.

REASONS FOR CONDITIONS

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

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

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

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

2 MAR 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.

FUTURE PRINT

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 1780	
1. LOCATION		St. Gatiens, Whitechurch Road, Rathfarnham, S			
2. PROPOSAL		13 detached 2 storey houses,			
3. TYPE & DATE OF APPLICATION		TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
		P	4th Sept. 1981	1. 30th Oct., 1981	1.
				2.	2.
4. SUBMITTED BY		Name Chandler Levin Assoc., Address 13 Lad Lane, Dublin 2,			
5. APPLICANT		Name Mr. L. Coady, Address St. Gatiens, Whitechurch Road, Rathfarnham,			
6. DECISION		O.C.M. No. PA/95/82 Date 15th Jan., 1982		Notified 15th Jan., 1982 Effect To grant permission,	
7. GRANT		O.C.M. No. PBD/144/82 Date 2nd March, 1982		Notified 2nd March, 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		Copy issued by Registrar.			
Checked by		Date			
		Co. Accts. Receipt No			

DUBLIN COUNTY COUNCIL

PBD/144/82

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

To: Chandler Levin Associates,
13 Leck Lane,
Dublin 2.Decision Order PA/95/82 15/1/82
Number and DateRegister Reference No. NA 1780Planning Control No. 5474Application Received on 4/9/80
16/11/81Applicant L. Condy.

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

Proposed 13 detached two storey houses at St. Gattien's Whitechurch Road,
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 be used as a single dwelling unit.
4. That a financial contribution in the sum of £7,000. 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 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:

2 MAR 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

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 **£14,000. (fourteen 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) Lodgement with the Council of **a cash sum of £9,000.** 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) 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.

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. ...)

AK
 for Principal Officer.

DUBLIN COUNTY COUNCIL

PBD/ 144/82

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

To: Chandler Levin Associates,
13 Leck Lane,
Dublin 2.Decision Order
Number and Date PA/95/821 15/1/82Register Reference No. VA 1780Planning Control No. 5474Applicant L. Goady.Application Received on 4/3/82
Add. In. Rec. 10/11/81

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

Proposed 13 detached two storey houses at St. Catharine's Whitechurch Road,
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.	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

2 MAR 1982

Date:

IMPORTANT: Turn overleaf for further information.

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 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.~~ The details of the boundary wall traversing the entire site on the new road improvement line to Whitechurch Road frontage must be agreed with the County Council before construction. This boundary wall must be so located between the stream and the new houses so as to provide adequate protection for future residents from the stream course.
15. That the necessary land required for the Whitechurch Road Improvement Scheme be reserved as such and kept free from building development.
16. Full details of the overall landscaping scheme together with programme for these works are to be submitted to and approved by the County Council, before any construction work is put in hand. Existing mature trees and landscaping features are to be retained as far as practicable. The applicants proposals for their removal, or mature landscaping removals are to be agreed with the County Council.

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. In the interest of amenity.

Comdt.....

for Principal Officer.

DUBLIN COUNTY COUNCIL

P 86/144/82

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

To: **Chandler Levin Associates,**

13 Lad Lane,

Dublin 2.

L. Coady.

Applicant

Decision Order

Number and Date

PA/95/82 15/1/82

VA 1780

Register Reference No.

5474

Planning Control No.

4/9/81

Application Received on

10/11/81

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

Proposed 13 detached two storey houses at St. Gatten's Whitechurch Road,

Bathbarrow.

CONDITIONS

17. The temporary access arrangements to Whitechurch Road are permitted only for constructional purposes. The applicant must agree temporary access arrangements, including all safe traffic visibility clearances, with the County Council's Roads Department before any constructional works are commenced on the lands. The specific works arrangements for the provision of the temporary construction access and any temporary bridge works together with safe traffic visibility arrangements, must be agreed in writing with the County Council before any constructional works are put in hand.
18. That in the event of the developer deciding before the commencement of development that the works required in condition No. 10, above should be carried out for him, by the Council's Parks Department, then a financial contribution of £2,400. (12 houses @ £200. per house) be paid to the County Council towards the open space development. This contribution to be paid prior to commencement of development on the site.
19. House No. 8 to be omitted from the proposed development and that the site be incorporated into the open space area to be provided in accordance with the requirements of Condition No. 10.

REASONS FOR CONDITIONS

17. In the interests of road safety and the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.
19. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

2 MAR 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.

FUTURE PRINT

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

Notification of Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Acts, 1963 & 1976

To: Chandler Levin Associates,
13 Lad Lane,
Dublin 2.
Applicant L. Condy.

Decision Order
Number and Date PA/95/82: 15/1/82
Register Reference No. WA 1780
Planning Control No. 5474
Application Received on 4/9/80
Add. Inf. Rec. 18/11/81

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:-

Proposed 13 detached two storey houses at St. Gatten's Whitechurch Road,
Bathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £7,000. 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 of development on the site.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 — 1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

(Contd)

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

for Principal Officer

15th January, 1982.

Date:

IMPORTANT: Turn overleaf for further information.

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 **£14,000. (fourteen 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) Lodgement with the Council of **a cash sum of £9,000.** 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) 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.

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. ...)

[Signature]
for Principal Officer.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanala, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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

DUBLIN COUNTY COUNCIL

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

724755(Ext. 262/264)

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Chandler Levin Associates,
13 Leil Lane,
Dublin 2.

Decision Order
Number and Date PA/95/82: 15/1/82

Register Reference No. WA 1780

Planning Control No. 5474

Application Received on 4/9/82
Add. In. Rec. 18/11/91

Applicant L. Coady.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

Proposed 13 detached two storey houses at St. Gatten's Whitechurch Road,
Bathfarnham.

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

Date: 15th January, 1982.

IMPORTANT: Turn overleaf for further information.

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.

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. The details of the boundary wall traversing the entire site on the new road improvement line to Whitechurch Road frontage must be agreed with the County Council before construction. This boundary wall must be so located between the stream and the new houses so as to provide adequate protection for future residents from the stream course.

14. In the interest of visual amenity.

15. That the necessary land required for the Whitechurch Road Improvement Scheme be reserved as such and kept free from building development.

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

16. Full details of the overall landscaping scheme together with programme for these works are to be submitted to and approved by the County Council, before any construction work is put in hand. Existing mature trees and landscaping features are to be retained as far as practicable. The applicants proposals for their removal, or mature landscaping removals are to be agreed with the County Council.

16. In the interest of amenity.

Cond.....

for Principal Officer.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanala, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

Notification of Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Chandler Lavin Associates,**
13 Lad Lane,
Dublin 2.

Decision Order **PA/95/82: 15/1/82**
Number and Date

Register Reference No.

Planning Control No.

Application Received on
And. Inf. Rec.

WA 1790

5474

4/9/81

18/11/81

Applicant **L. Coady.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:

Proposed 13 detached two storey houses at St. Gaten's Whitechurch Road,
Rathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS

17. The temporary access arrangements to Whitechurch Road are permitted only for constructional purposes. The applicant must agree temporary access arrangements, including all safe traffic visibility clearances, with the County Council's Roads Department before any constructional works are commenced on the lands. The specific works ~~arrangements~~ programme for the provision of the temporary construction access and any temporary bridge works together with safe ~~the~~ traffic visibility arrangements, must be agreed in writing with the County Council before any constructional works are put in hand.
18. That in the event of the developer deciding before the commencement of ~~the~~ development that the works required in condition No. 10, above should be carried out for him, by the Council's Parks Department, then a financial contribution of £2,400. (12 houses @ £200. per house) be paid to ~~the~~ the County Council towards the open space development. This contribution to be paid prior to commencement of development on the site.
19. House No. 8 to be omitted from the proposed development and that the site be incorporated into the open space area to be provided in accordance with the requirements of Condition No. 10.

REASONS FOR CONDITIONS

17. In the interest of road safety and the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.
19. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **15th January, 1982.**

IMPORTANT: Turn overleaf for further information.

WA1780

Chandler Lavin Assoc.
13 Lad Lane,
Dublin 2.

30th October, 1981.

re/ Proposed 13 detached two storey houses at St. Gatiens, Whitechurch
Road, Rathfarnham for L. Coady

Dear Sirs,

With reference to your planning application received here on 4th September, 1981 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate :-

1. Applicant to submit details of proposals for the provision of public open space areas to serve the proposed development and for the preservation of trees and landscape features on the site, regard being had to the provisions of the County Development Plan 1972 and to the previously approved housing layout for this site.
2. Applicant to submit details of the location of the proposed dwellings on site so as to provide for private space about the dwellings in accordance with the requirements of the County Development Plan and to protect the amenities of adjoining residences.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer