

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.1750
1. LOCATION	St. Gatiens, Whitechurch Road, Rathfarnham S		
2. PROPOSAL	12 Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	1.9.81	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Malachy & Clarke, Address 7 Cumberland Street, Dunlaoghaire, Co. Dublin		
5. APPLICANT	Name Mr. L. Coady, Address St. Gatiens, Whitechurch Road, Rathfarnham		
6. DECISION	O.C.M. No. PA/2621/81		Notified 30th Oct., 1981
	Date 30th Oct., 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/703/81		Notified 16th Dec., 1981
	Date 16th Dec., 1981		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		
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

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: **Malachy & Clarke,**
7 Cumberland St.,
DUN LAOGHAIRE,
Co. Dublin.

Decision Order **PA/2621/81** **30.10.81**
Number and Date **WA 1730**

Register Reference No.

Planning Control No.
1.9.81

Application Received on

Applicant **L. Coady**

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

12 houses at 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.
- That the proposed house be used as a single dwelling unit.
- That a financial contribution in the sum of **27,000.00** 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:

for Principal Officer

16 DEC 1981

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 / 703 / 8

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: Decision Order
..... Number and Date
..... Register Reference No.
..... Planning Control No.
..... Application Received on

Applicant

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

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p>	<p>To protect the amenities of the area.</p>
<p>That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p>	<p>In the interest of amenity.</p>
<p>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.</p>	<p>In the interest of amenity and public safety</p>
<p>That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p>	<p>In the interest of the proper planning and development of the area.</p>
<p>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.</p>	<p>In the interest of the proper planning and development of the area.</p>
<p>That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>
	<p>(Contd)</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

16 DEC 1981

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

P8D/703/8

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: **Malachy & Clarke,**

7 Cumberland St.,

BON LAGHAIRE,

Co. Dublin.

Decision Order **PA/2621/81** **30.10.81**
Number and Date

Register Reference No. **WA 1730**

Planning Control No. **1.9.81**

Application Received on **1.9.81**

Applicant **L. Condy**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
11 houses at 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.
- That the proposed house be used as a single dwelling unit.
- That a financial contribution in the sum of **£7,000.00** 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:

for Principal Officer

Date:

16 DEC 1981

STANT: 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

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 **£14,000.00**

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.

- (b) Lodgement with the Council of **£7,000.00** Or/
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.

- (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.

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

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Tel. 724755 (Ext. 262/264)

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

To:

**Decision Order
Number and Date**

Register Reference No.

Planning Control No.

Application Received on

Applicant

Applicant

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

CONDITIONS	REASONS FOR CONDITIONS
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.	To protect the amenities of the area.
That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	In the interest of amenity.
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.	In the interest of amenity and public safety.
That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	In the interest of the proper planning and development of the area.
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.	In the interest of the proper planning and development of the area.
That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

(Contd)

Signed on behalf of the Dublin County Council:..

for Principal Officer

16 DEC 1981

Date:

IMPORTANT: Turn overleaf for further information.

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.

CONDITIONS

12. That all watermain tapings 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. ~~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 courses.
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.
17. The temporary access arrangements to Whitechurch Road are permitted only for construction purposes. The applicant must agree the temporary access arrangements, including all safe traffic visibility clearances, with the County Council's Roads Department.

REASONS FOR CONDITIONS

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

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DUBLIN COUNTY COUNCIL

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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:

Malachy & Clarke,

7 Cumberland St.,

DUE LACHAIRE,

Co. Dublin.

Applicant **L. Corry**

Decision Order

Number and Date **PA/3621/81** **30.10.81**

Register Reference No. **PA 1750**

Planning Control No.

Application Received on **1.7.81**

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

12 houses at Whitechurch Road, Rathfarnham.

CONDITIONS

contd.
14. before any constructional works are commenced on the lands. The specific works programme for the provision of the temporary construction access and any temporary bridge works together with safety traffic visibility arrangements, must be agreed in writing with the County Council before any constructional works are put in hand.
15. 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 £2,400.00 (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.

REASONS FOR CONDITIONS

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

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

for Principal Officer

16 DEC 1981

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.

FUTURE PRINT