

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE TA.422
1. LOCATION	Whitecliff Est., Whitechurch Road, Rathfarnham		
2. PROPOSAL	Revision of house type		
3. TYPE & DATE OF APPLICATION	TYPE  P.	Date Received  6th March 1980	Date Further Particulars (a) Requested
			(b) Received
			1. .... 2. ....
4. SUBMITTED BY	Name	Abbey Homeateads Ltd.,	
	Address	40 Upper Mount St., Dublin 2	
5. APPLICANT	Name	as above	
	Address		
6. DECISION	O.C.M. No.	PA/870/80	Notified 2nd May 1980
	Date	2nd May 1980	Effect To grant permission.
7. GRANT	O.C.M. No.	PBD/330/80	Notified 20th June 1980
	Date	20th June 1980	Effect Permission granted,
8. APPEAL	Notified		
	Type		
9. APPLICATION SECTION 26 (3)	Date of application		
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			

Prepared by .....	Copy issued by.....Registrar.
Checked by .....	
Grid Ref.	Date.....
O.S. Sheet	Co. Accts. Receipt No.....

# DUBLIN COUNTY COUNCIL

PB/330/80

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: **Abbey Homesteads Limited,**  
**40 Upper Mount Street**  
**Dublin 2.**

Decision Order  
Number and Date **PA/870/80**

Register Reference No. **PA 422**

Planning Control No. **4819**

Application Received on **6th March, 1980**

Applicant **Abbey Homesteads Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**revision of house type at Whitecliff Estate, Whitechurch Road, Rathfarnham.**

### CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as in these conditions hereunder otherwise required.

2. That before development commences Building Bye-laws approval shall be observed in the development.

3. That conditions, Nos. 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 19, 20 and 23 of Order P/1371/78 dated 28th April, 1978 (Reg. E.A. 248) be strictly adhered to in the development.

4. That rear garden depths of not less than 35ft. from the rear most wall of any house be provided.

5. 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.

6. That the arrangements made for the payment of :-

(a) The sum of £44,700 towards the cost of provision of public services in the area of the proposed development and which facilitate this development.

### REASONS FOR CONDITIONS

1. To ensure that the development be in accordance with the permission and effective control be maintained.

2. In order to comply with the Sanitary Services Acts, 1878 - 1964

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

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

5. In the interest of visual amenity.

6. It is considered reasonable that the developers should contribute towards the cost of any particular public works required to be undertaken by the Council in order to facilitate the development and that

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

20 JUN 1980

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

Contd./....

(b) A sum of £35,689 by the developer towards the developers should contribute the cost of special works which would have towards the general cost of to be undertaken by the Council to facilitate public works facilitating the the developer viz. the improvement of development. Whitechurch Road and Taylors Lane, be strictly adhered to.

7. That no development under any permission granted pursuant to this decision be commenced

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

until security for the provision and satisfactory completion of services including maintenance until taken in charge by the Local Authority of roads, open spaces, car parks, sewers, watermains or drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £48,150. 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 spaces, car parks, sewers, watermains and drains are taken in charge by the Council.

or/...

(b) Lodgement with the Council of a cash sum of £23,550. to be applied by the Council at its absolute discretion 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 anybody 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

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

*P.K.*  
for Principal Officer

*in writing by the Council. P.K.*