

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 280
1. LOCATION	Sites 1-22, 100-153 and 208-221 incl., Whitecliff Estate, Whitechurch Road, Rathfarnham S		
2. PROPOSAL	Revised house types		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 18th Feb. 1980	Date Further Particulars
			(a) Requested (b) Received
			1. _____ 2. _____
4. SUBMITTED BY	Name Abbey Homesteads Ltd. Address 40 Upper Mount Street, Dublin 2.		
5. APPLICANT	Name Abbey Homesteads Ltd. Address 40 Upper Mount Street, Dublin 2.		
6. DECISION	O.C.M. No. PA/740/80 Date 17th April 1980		Notified 17th April 1980 Effect To grant permission
7. GRANT	O.C.M. No. PBD/288/80 Date 30th May 1980		Notified 30th May 1980 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.			
16.			
Prepared by _____		Copy issued by _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

DUBLIN COUNTY COUNCIL

PBP / 288 / 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 Ltd.,**
48 Upper Mount Street,
Dublin 2.

Decision Order
Number and Date **PA/740/80: 17/4/80**
Register Reference No. **T.A. 260**
Planning Control No. **4819**
Application Received on **16/2/80**

Applicant **Abbey Homesteads Limited.**

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

Proposed revised house types site nos. 1-22 incl., 100-153 incl., 202-221 incl.
Phase 3 at Whitecliff Estate, Whitechurch Road, Rathfarnham.

CONDITIONS

1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specifications lodged with the application.
2. That before development commences approval under the Building Bye-laws be obtained and all conditions of that approval to be observed in the development.
3. That condition nos. 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20 of Order No. PA/371/78 dated 26th April, 1978 (Reg. Ref. RA.248) be strictly adhered to in the development.
4. That rear garden depths of not less than 35ft. from the rear 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. Prior to commencement of development the developers shall pay to the County Council:-
- 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.
- b. That a sum of £35,639. be paid as agreed with the developer towards the cost of special works which would have to be undertaken by the Council...

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. 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 the developers should contribute towards the cost of public works facilitating the development.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

30 MAY 1980

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

FUTURE PRINT

6. to facilitate the development, viz: the improvement of Whitechurch Road and Taylors Lane.

7. That no development under 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and 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 if such services are not 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 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 any 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.

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


for Principal Officer.