

CORPORATION OF DUBLIN

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PLAN NO. 645/83 (3559/82)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE YA 20307	
1. LOCATION		Rathfarnham By-Pass/Rathfarnham Road, Dublin 14.		O.S. NO.	
2. PROPOSED DEVELOPMENT		two, 3-storey blocks of offices and 2-storey shopping centre.		GRID REF.	
3. TYPE & DATE OF APPLICATION		TYPE P.	APPLICATION DATE 4.3.1983	Date Further Particulars: (a) Requested (b) Received	
4. SUBMITTED BY		Name J.T. Gibbons & Associates, Address Larchfield, Dundrum Road, Dublin 14.			
5. APPLICANT		Name Village Centre Ltd., Address			
6. DECISION		O.C.M. No. & DATE 3rd June 1983. P18, 63. Date NOTIFIED		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS. (SEE OPPOSITE).	
7. GRANT		O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL		NOTIFICATION TO 22nd June 1983 CORPORATION		Decision	
9A. DATE OF AN BOARD PLEANALAS DECISION:-		Date of application 9th Aug. '84.		PERMISSION GRANTED. (SEE OPPOSITE)	
9. APPLICATION SECTION 26 (3)		Date of application		Decision	
10. COMPENSATION		Ref. in Compensation Register			
11. ENFORCEMENT		Ref. in Enforcement Register			
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14. ***IN ACCORDANCE WITH SECTION 39(f) OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT 1976 THE PLANNING AUTHORITY HAS EXTENDED UNTIL 3rd June, 1983 the period for making a decision on this application.					
15.					
16.					

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND TREASURER'S RECEIPT NO.

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/82, Local Government (Dublin) Acts 1930-1955

- 3 JUN 1983
Date

RECOMMENDATION:

I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No. **P1863**

JC/GK

Date **2.07.83**

TO GRANT PERMISSION

.....in respect of the Application received on **4.3.83**

subject to ⁸.....conditions, for the development proposed in Plan No./Reg. No. **645/83**

by Applicant **Village Centre Ltd.,** of.....

namely to: **Erect two 3 storey blocks of offices and 2 storey shopping centre at**

Rathfarnham By-pass/Rathfarnham Rd., Dublin 15.

Signed:.....Principal Officer. Date:.....

ORDER: In accordance with the recommendation of the Principal Officer, I decide that having regard to the provisions which are included in the Development Plan, the above proposal would be consistent with proper planning and development and I, therefore, decide **TO GRANT PERMISSION** therefor under the Local Government (Planning and Development) Acts, 1963/82 subject to the following conditions imposed for the reasons stated.

Conditions	Reasons for Conditions
1. The development to be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	To comply with permission regulations.
2. Before commencement of development, approval under the building bye-laws to be obtained and all conditions of the approval to be observed in the development.	To comply with provisions of the Sanitary Services Acts 1878 to 1964.
3. Before commencement of development, the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements in regard to the prevention of a fire hazard, in particular the provision of adequate means of escape in case of fire and adequate fire fighting facilities.	To ensure adequate protection from fire.
4. Before commencement of development, the applicant shall consult with the Chief Health Inspector and shall ascertain and comply with his requirements in regard to the prevention of a Health hazard in the development.	To ensure compliance with the relevant health regulations
5. The following requirements of the Engineering Department (Roads) to be complied with in the development: Any damage to footpath and or carriageway resulting from building works to be repaired by the Corporation at the developers expense. All surface water from new works to be trapped and discharged to drains within the final boundary of the site and none shall be permitted to issue onto the public road. All downpipes, manholes, gullies, etc., to be located within the final boundary of the site.	To achieve a satisfactory standard of development.

AM
3/6/83

contd/....

..... Date.....
Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the City and County Manager dated.....

day of.....19.....

Conditions

Reasons for Conditions

Gates, if used, not to open outwards beyond line of final boundary
There must be no encroachment onto public footpath/laneway.
Driveway gradient not to exceed 1 in 40 for the first 20ft. inside boundary.

The applicant must request the Corporation Road Maintenance Division to reconstruct the public footpath opposite the vehicular entrance and this work shall be done if and as required by the Corporation at the developers expense.

The existing boundary to be demolished.

The boundary line with public property (or property which may come into public ownership) to consist of a wall except for access points of substantial construction and be at least 18" in height.

Other than direct underground connections to public services, all drains and conduits shall be located within the final boundary of the site.

Discussions and agreement to be had with the Road Maintenance Registrar regarding floor levels of proposed building in advance of construction.

A lighting scheme to be installed in the development equal in standard to that of the Public Lighting Department.

It is to be clearly understood that the development is to remain in private ownership and will not be taken in charge of the Corporation at any time in the future.

A drawing to be submitted and agreed with the Corporation of the junction of Rathfarrah Road with Rathfarnham By-Pass showing sight lines to the south.

There shall be no break in the median and all vehicles entering or leaving car parking areas must turn left.

If in the event the Corporation finds it necessary to erect barriers on the median to prevent right turn movements over it, the cost of such work shall be borne by the developers and undertaking legally binding to be submitted in respect of this.

6. The following requirements of the Engineering Department (Sanitary Services Section) to be complied with in the development: Submission of satisfactory drainage details on the completely separate system to be submitted for written agreement.

7. All areas indicated as off-street car parking to be exclusively reserved for such purpose.

8. All landscaping and tree planting indicated on the submitted plans to be completed within 18 months of completion of development to the entire satisfaction of the Parks Department.

To achieve a satisfactory standard of development.

To achieve a satisfactory standard of development.

To achieve a satisfactory standard of development.

Date.....

..... City and County Manager

to whom the appropriate powers have been delegated by Order of the City & County Manager dated.....day of

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Dublin County Borough

Planning Register Reference Number: 645/83

APPEAL by Rathfarnham Traders Association care of C.O. Greene, Main Street, Rathfarnham, Dublin and others against the decision made on the 3rd day of June, 1983, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin to grant subject to conditions a permission to Village Centre Limited for development comprising the construction of two three-storey blocks of offices and two-storey shopping centre at Rathfarnham By-pass/Rathfarnham Road, Dublin, in accordance with plans and particulars lodged with Dublin Corporation.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The proposed development would be in conformity with the provisions of the Dublin City Development Plan, 1980, which are considered reasonable and it is considered that, provided the conditions set out in the Second Schedule hereto are complied with, the development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2-Reasons for Conditions
<p>1. Before the development commences a drawing of details of the junction of Rathfarnham Road and the Rathfarnham By-pass showing sight lines to the south and modified treatment of the arc at the northern apex of the site shall be submitted to and agreed in writing by the planning authority.</p> <p>2. Any work on the existing median along the by-pass which is shown to have been necessitated directly as a result of this development and is carried out by the planning authority prior to or within a period of two years from completion of the development shall be at the expense of the developer; before the development commences the developer shall enter into a written agreement in this regard with the planning authority.</p>	<p>1. and 2. In the interests of traffic safety.</p>

(Contd.)

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2-Reasons for Conditions
<p>3. All landscaping, especially tree planting, on the site shall be carried out in consultation with and to the satisfaction of the planning authority.</p> <p>4. No trading shall take place within the shopping units until the pedestrian access from the village as shown on the lodged plans is completed and capable of being put into effect.</p>	<p>3. In the interests of visual amenity.</p> <p>4. In the interests of good layout and orderly development.</p>

Anne Con. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this *9th* day of *August*, 1984.