₩ 72		CORPORATION OF	DUBLIN	9
	PLAN NO. 645/83 (3559/82)	DEVELOPMENT) ACTS	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963—1982 PLANNING REGISTER (Part I)	
	1. LOCATION	Rathfarnham By-Pas: Road, Dublin 14.	s/Rathfarnham	9920307 o.s. No.
	2. PROPOSED DEVELOPMENT	two 3-storey blocks and 2-storey shoppi	of offices ng centre.	PREPARED BY.  CHECKED BY: NV
	3. TYPE & DATE OF APPLICATION	P. 4.3.1983	Date Further (a) Requested  1	er Particulars: (b) Received
	4. SUBMITTED BY		Associates,	3
	5. APPLICANT	Name Village Centre Address		
	5. DECISION	O.C.M. No. & DATE P1863.  3rd June, 1983.  3rd June, 1983.	EFFECT TO GR SUBJECT TO E CONDITIONS (	ANT PERMISSION IGHT (8) SEE OBPOSITE).
7	. GRANT	O.C.M. No. & DATE  Date NOTIFIED	EFFECT	SEE OBPOSITE).
1	APPEAL  APPEAL  APPEAL  APPEAL  BORT	NOTIFICATION TO  22 Last June, 1983  CORPORATION  PLEANALAS DECISION:-	Decision PERMISSION CRAW	TED. (SEE OPPOSITE
1	APPLICATION SECTION 26 (3)	Date of 9th Aug. 184.	Decision	CEE OPPOSITE
10.	COMPENSATION	Ref. in Compensation Register		
11.	ENFORCEMENT	Ref. in Enforcement Register		
	PURCHASE NOTICE			,
13. F	REVOCATION or AMENDMENT			
AT THORITY HAS E		OCE WITH SECTION 39(f) GOVERNMENT (PLANNING ACT 1976 THE PLANNING	DATE OF ISSUE (	OF COPY
		periol for making this application.	CERTIFYING OF	FICER
16.			FINANCE OFFICE TREASURER'S RE	R AND CEIPT NO.



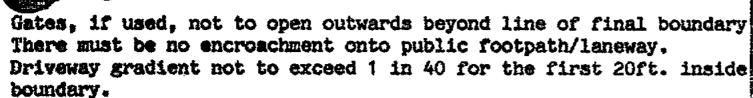
# **CORPORATION OF DUBLIN**

Order of the Assistant City and County Manager

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

	53	-3 JUN 19
he by endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1: JC/GK		
PERMISSION In respect of the Application is		
subject toconditions, for the development proposed in Plan l		んだ /ロウ
Village Centre Ltd., oy Applicantof		
Erect two 3 storey blocks of offices and 2 storey and amely to:	shoppin	g centre at
Rathfarnham By-pass#Rathfarnham Rd., Dublin 15.		
		•
	++ <b>4</b> #########	
Signed:Princip	al Office	er. Date:
ORDER: In accordance with the recommendation of the Principal Officer, I decide that h	naving rega	ard to the provisions which are
included in the Development Plan, the above proposal would be consistent with therefore, decide TO GRANT.  PERMISSION		
under the Local Government (Planning and Development) Acts, 1963/82 subjections		
for the reasons stated.		-
Conditions		Reasons for Conditions
tached hereto.  Before commencement of development, approval under the		ply with provisions o
ilding bye-laws to be obtained and all conditions of the proval to be observed in the development.  Before commencement of development, the applicant shall neult with the Chief Fire Officer and shall ascertain and mply wit his requirements in regard to the prevention of a	1878 t	
proval to be observed in the development.  Before commencement of developments, the applicant shall neult with the Chief Fire Officer and shall ascertain and	1878 t	o 1964. ure adequate protec <b>tá</b>
proval to be observed in the development.  Before commencement of development, the applicant shall neult with the Chief Fire Officer and shall ascertain and apply wit his requirements in regard to the prevention of a re hazard, in particular the provision of adequate means of	1878 t To ens from f	o 1964.  ure adequate protec <b>t</b> ire.  ure compliance with t
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day of......19......



The applicant must request the Corporation Ro ad 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 Magister regarding floor levels of proposed building in advance of aconstruction.

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 willnot 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 Rathfersham Road with Rathfarnham By-Pass showing eight 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 formed 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.

76 All areas indicated as off-steet 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.

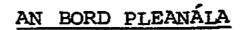
To achieve a satisfactory standard of development.

To achieve a satisfactory standard of development.

To achieve a satisfact ory standard of development.

	Date		
ssignary City and County Manager	<u> </u>		
Ssignary City and County Manager States whom the appropriate powers have been delegated by Order of the City & County &	County Manager dated	day of	
19	•		





# 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 condition
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
- 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.
- 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.

1. and 2. In the interests of traffic safety.

(Contd.)



# SECOND SCHEDULE (CONTD.)



Column 1 - Conditions	Column 2-Reasons for Conditions
. All landscaping, especially tree planting, on the site shall be carried out in consultation with and to the satisfaction of the planning authority.	3. In the interests of visual amenity.
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.	4. In the interests of good layout and orderly development.

any Con Quin

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

Dated this 9 day of august, 1984.