

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference <i>40819</i>	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA. 1196	
1. LOCATION	Whitcliff Estate, Whitechurch Road, Rahfarnham,		
2. PROPOSAL	Revision of house types.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
	P	12th July 1979	1. 2.
4. SUBMITTED BY	Name Company Architect, Abbey Homesteads Ltd. Address 40 Upper Mount Street, Dublin 2.		
5. APPLICANT	Name Abbey Homesteads Ltd., Address 40 Mount Street Upper, Dublin 2.		
6. DECISION	O.C.M. No.	PA/3166/79	Notified 7th Sept. 1979
	Date	7th Sept. 1979	Effect To grant permission
7. GRANT	O.C.M. No.	PBD/285/79	Notified 25th October 1979
	Date	25th October 1979	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.			
16.			

Prepared by	
Checked by	
Grid Ref.	O.S. Sheet

Copy issued by.....	Registrar.
Date.....	
Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

P 80 / 28.5 / 79

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Tel. 742951 (Ext. 143/145)

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/3116/79 7th Sept. 1979.**
Register Reference No. **SA. 1196**
Planning Control No. **4819**
Application Received on **12th July, 1979.**

Applicant **Abbey Homesteads Limited.**

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

proposed revision of house types at Whitecliff Estate, Whitechurch Road,
Rathfarnham.

CONDITIONS

REASONS FOR CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as is in the conditions hereunder otherwise required.
2. That before development commences approval under the Building Bye-laws shall be obtained and any conditions of such approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. 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 spaces, carparks, sewers, watermains or drains has been given by :-
(a) lodgement with the Council of an approval Insurance Company Bond in the sum of \$48,150. which shall be kept in force by the developer until such time as the roads, open spaces, carparks, sewers, watermains and drains are taken in charge by the Council
or/.....
(b) Lodgement with the Council the sum of £23,530. cash 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

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

Over/.....

Signed on behalf of the Dublin County Council:

P. R.
for Principal Officer

Date: **25 OCT 1979**

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./.....

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 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 upto the standard for taking in charge.

5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

6. 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.

7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

8. That any necessary land required for road improvement purposes be reserved as such and kept free from building development. The main access and temporary access arrangements from Whitechurch Road are to be fully discussed and agreed with the Roads Department. The developer is to ensure that the estate entrance road is constructed so as to connect with the existing Whitechurch Road. The section of this estate entrance road between Whitechurch Road and the improvement line boundary immediately bounding the housing estate is to be constructed and surfaced as a temporary connection so as to ensure adequate access facilities pending completion of the New Road Improvement for Whitechurch Road.

5. In the interest of amenity.

6. In the interest of amenity and public safety.

7. In the interest of the proper planning and development of the area, and in order to comply with the Sanitary Services Acts, 1878 - 1964.

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



for Principal Officer

Over/....

P801 28.5.79

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PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

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/3116/79 7th Sept. 1979.**

Register Reference No. **S.A. 1196**

Planning Control No. **4919**

Application Received on **12th July, 1979.**

Applicant **Abbey Homesteads Limited.**

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

proposed revision of house types at Whiteliff Estate, Whitechurch Road.

CONDITIONS

- Contd./.....
- Adequate and safe traffic visibility clearances are to be provided from Whitechurch Road to the estate. These matters must be fully discussed and agreed with the Roads Engineer. The Road improvement lines for Whitechurch Road and Taylors Lane must be set out and agreed with the Roads Engineer before any constructional work takes place on these lands.
9. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.
10. That all watermain tapping 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 development commences.
11. 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.
12. That existing mature trees on the lands and landscape features at the site boundaries are to be adequately retained and protected during the course of development works, except in the case of over mature or diseased trees which may have to be

REASONS FOR CONDITIONS

9. In order to comply with the Sanitary Services Acts, 1878 - 1964.
10. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the Council will facilitate the proposed development, it is considered reasonable that the Council should recover the cost.
11. In the interest of the proper planning and development of the area.
12. In the interest of the proper planning and development of the area.

Over/...

Signed on behalf of the Dublin County Council:

A.K.
for Principal Officer

Date:

25 OCT 1979

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

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removed. All tree removal arrangements must have the consent of the County Council. The applicant's must consult with the Parks Superintendent with regard to these matters. A comprehensive landscape scheme for the estate is to be fully discussed and agreed with the Parks Superintendent, before commencement of development.

13. That rear garden depths of not less than 35ft. from the rear most wall of any house be provided. The rear garden depths of house Nos. 117 - 124 incl. are to be increased and agreed with the Roads Engineer so as to provide adequate house separation from the proposed Whitechurch Road Improvement boundary.

14. That not more than 36 No. dwellinghouses be completed and occupied in the first stage development of the site. Details of the first stage development, including specific drainage plans are to be submitted to and approved by the County Council after consultation and written agreement with the Sanitary Services Engineer. No further houses are to be occupied until the Council shall have indicated that the sewer main drainage services at Whitechurch Road are available.

15. That access arrangements to dwellinghouses at all culs-de-sac ends, including also site Nos. 1, 8, 9, 10, 64, 65, 66, 67, 76, 77, 91, 93, 94, 107, 108, 109, 110, 113, 116, 117, 124, and 125 be redesigned so as to provide acceptable house frontages curtilage boundaries and suitable access. The culs-de-sac turning bays should be re-designed in hammer-head form and any necessary house relocations and re-orientations must be fully discussed and agreed with the Council before submission of revised plans.

16. That house Nos. 204 - 209 incl. be relocated after discussion and agreement with the County Council.

17. That house Nos. 1-2 - 124 incl. be not built pending assessment and clarification of the future school needs in the area.

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

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

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

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

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

Over/.....

P.R.
for Principal Officer

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To: **Abbey Homesteads Limited.**
80 Upper Mount Street,
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Register Reference No. **S.A. 1196**
Planning Control No. **4819**
Application Received on **12th July, 1979.**

Applicant **Abbey Homesteads Limited.**

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proposed revision of house types at Whitecliff Estate, Whitechurch Road.

CONDITIONS	REASONS FOR CONDITIONS
<p>Contd./.....</p> <p>18. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. The open space boundaries immediately adjoining house curtilage may have to be adjusted to provide for possible house re-location and these matters are to be the subject of agreement with the County Council.</p> <p>19. That the existing "Cliff House" be retained pending clarification and agreement with the County Council will regard to its future use.</p> <p>20. That the proposed rear garden boundary treatment at the north and west boundaries of the site be discussed and agreed with the County Council.</p> <p>21. That the 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. The proposed screen walls adjoining site Nos. 4, 5, 47, 48, 60, 61, 210, 211, 215, 216, 99, 110, 120, 129, 133, 175, 154, 163, 189, 203, 176, and 190 will required re-location in new position to be agreed with the County Council. The screen</p>	<p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>20. In the interest of the proper planning and development of the area.</p> <p>21. In the interest of visual amenity.</p>

Over/.....

Signed on behalf of the Dublin County Council:

A.K.
for Principal Officer

Date: **25 OCT 1979**

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./....

walls at rear of site Nos. 155 and 161, are to be continued along the rear boundaries of the site Nos. 155 to 160.

22. That the rear garden boundary walls of the houses backing onto Taylor's Lane and Whitechurch Road to be constructed 3ft. in height on foundation, sufficient to support 7ft. high walls in order that the Council will be in a position to increase the height to 7ft. when road improvements is being carried out in the future to Taylor's Lane and Whitechurch Road.

23. (a) Prior to commencement of development the developers shall pay to the County Council 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 £35,689. be paid as agreed with the developer towards the cost of special works which would have to be undertaken by the Council to facilitate the development, viz. the improvement of Whitechurch Road and Taylor's Lane.

22. It is considered reasonable that the developer should facilitate the future road improvements in this manner.

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

P.K.
For Principal Officer