

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA 131.																				
1. LOCATION	"Riversdalg", Lucan Road, Palmerston Lower .																					
2. PROPOSAL	Residential & amenity open space development.																					
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">OP</td> <td style="text-align: center;">1st Feb. '83.</td> <td>1. Time est. up to & incl., 10th June, 1983</td> <td>1.</td> </tr> <tr> <td></td> <td></td> <td>2. 10th June, 1983</td> <td>2.</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">23rd Aug., 1983</td> <td></td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	OP	1st Feb. '83.	1. Time est. up to & incl., 10th June, 1983	1.			2. 10th June, 1983	2.			23rd Aug., 1983		
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4. SUBMITTED BY	Name O'Malley & Bergin. Address 33, Fitzwilliam Place, D/2.																					
5. APPLICANT	Name J.S. Cosgrove Esq. Address Lislee House, Kildare.																					
6. DECISION	O.C.M. No. Date	Notified Effect																				
7. GRANT	O.C.M. No. Date	Notified Effect																				
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.																						

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

YA.131

23rd August, 1983.

O'Malley & Bergin,
33, Fitzwilliam Place,
Dublin 2.

Re: P.C. No. 13161: Proposed outline permission for change of use of dwelling known as Riversdale into 12 flats, proposed 30 flats, three-storeys high, change of use of lofted stables into 2 semi-detached dwellings, proposed 13 detached dwellings, 87 two-storey town houses and approximately 20 acres of public amenity open space at Riversdale, Palmerstown Lower for J.S. Cosgrave.

Dear Sirs,

With reference to your planning application received here on 1/2/'83 (additional information received 24/6/'83, further information received 22/8/'83), in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. In item 1 of the request for additional information dated 10/6/'83 the applicants were asked to indicate if they can put forwards satisfactory proposals for the provision of foul drainage to serve the site. In the additional information submitted the applicants show a drainage layout with a connection to the Palmerstown System and refers, in covering letter, to spare capacity in a system not directly related to the Palmerstown System. In addition the applicant has not shown that the entire site can be drained by gravity to the Palmerstown System. Clarification of these matters are required.
2. The Palmerstown Drainage System to which the applicant shows a connection is a system which is drained to a Dublin Corporation System and is covered by a drainage area agreement with Dublin Corporation. The applicants site is outside of the site area covered by this drainage agreement and it is not clear how applicant can claim any rights of connection to this system or the effect of his development on the system.

NOTE: Applicants letter of 22nd instant re foul drainage is noted and applicant is advised to consult with Sanitary Services Engineer prior to submission of additional information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

M. Mc H.

for Principal Officer

YA 131

10th June, 1983.

O'Malley & Bergin,
33 Fitzwilliam Place,
Dublin 2.

Re: Proposed change of use of dwelling known as Riversdale into 12 flats, proposed 30 flats, ~~three~~ storeys high, change of use of lofted stables into 2 semi-detached dwellings, proposed 13 detached dwellings, 87 two storey town houses and approximately 20 acres of public amenity open space at Riversdale, Palmerstown Lower ~~for~~ J.S. Cosgrove.

Dear Sirs,

With reference to your planning application received here on 1st February, 1983, (time extension up to 10th June, 1983), in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-


1. The applicants are requested to indicate if they can put forward satisfactory proposals for the provision of foul drainage to serve the site.
2. The applicants are requested to indicate what alternative proposals for house types they can put forward in light of the statement contained in their letter of 3rd June, 1983, to the County Council.
3. It is noted that on the area of the site proposed for development the proposal exceeds the Development Plan Standard in relation to density of 10 houses per acre. The applicants are requested to indicate if they are in a position to meet this standard.
4. The applicants are requested to submit a full survey of the trees and vegetation on the site along with proposals for the preservation of existing trees and vegetation.

Contd./.....

- 5. The applicants are requested to submit a survey of the contours of the proposed public open space lands including a number of cross sections through the entire site from north to south.
- 6. The applicants are requested to indicate if they are in a position to comply with the requirements of the Roads Department in relation to access to the site and in relation to the proposed internal road system.
- 7. The applicants are requested to indicate proposals for public access to the amenity open space proposed to the north of the housing development.
- 8. The applicants are requested to indicate proposals which would enable the development to conform with the County Council's policies in relation to the preservation and improvement of the amenities of the Liffey Valley.
- 9. In relation to the statement in the applicants' letter of 2nd May, 1982, to the County Council that "they are prepared to make the existing house 'Riversdale' available for local community use", the applicants are requested to indicate if they propose to cede the house along with an adequate area for car parking around the building free of charge to the County Council. A structural report on the building is also requested.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. Given above.

Yours faithfully,



 for Principal Officer.

YA 131

O'Malley & Bergin,
33 Fitzwilliam Place,
DUBLIN 2.

31st March, 1983.

Re: Proposed change of use of dwelling known as Riversdale into 12 flats, proposed 30 flats, three storeys high, change of use of lofted stables into 2 semi-detached dwelling, proposed 13 detached dwellings 87 two storey town houses and approximately 20 acres of public amenity open space at Riversdale, Palmerstown Lower for J. S. Cosgrove.

Dear Sirs,

With reference to your planning application received here on 1st February 1983 (letter for extension period received 30/3/83), in connection with the above, I wish to inform you that:-

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39 (F), of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 10th June, 1983.

Yours faithfully,



for Principal Officer