

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference P.C. 12374	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M. 2035
1. LOCATION	Yellow Meadows, Watery Lane, Clondalkin.		
2. PROPOSAL	139 semi-det. and det. houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 13.5.*77	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Burke and O'Dea, Architects, Address 40, Fitzwilliam Place, Dublin, 2.		
5. APPLICANT	Name A. Walshe Developments Limited, Address Bronnstown House, Kingswood Cross, Clondalkin.		
6. DECISION	O.C.M. No. P/2416/77 Date 12/7/77	Notified 12th July, 1977 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/3076/77 Date 31/8/77	Notified 31st August, 1977 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.	Time ext. to 31st Oct., 1985 pursuant to Section 29(9) of the Local Government (Planning and Development) Act, 1976		
15.			
16.			

Prepared by

Copy issued by Registrar.

Checked by

Date

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No.

REGISTER

B

A. Walsh Developments Ltd.,
8, St. Kevins Court,
St. Kevins Park,
Dartry,
Dublin 6.

M.2035

21st November, 1989.

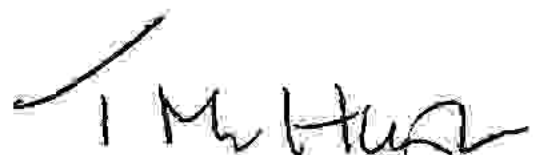
RE: Proposed 139 houses at Yellow Meadows, Watery Lane, Clondalkin,
for A. Walsh Developments Ltd.
Extension Ref. 4/82/E/367, Application received 22/9/89

Dear Sir,

I refer to your application under Section 4 of the Local Government (Planning and Development) Act, 1982 to extend the period for which the above permission, granted on 31st August, 1977, has effect and wish to inform you that by Order No. P/5079/89, dated 21st November, 1989, Dublin County Council refused the application for the following reason:-

1. The Planning Authority are not satisfied that work would be completed within a reasonable time, having regard to the time which has elapsed since the grant of permission for these houses in August, 1977.

Yours faithfully,


for Principal Officer.

Edmund Burke & Partners,
1, Charleston Road,
Rathmines,
Dublin 6.

M.2035

28/11/'85

Re: Proposed 139 houses at Yellow Walls, Watery Lane, Clondalkin for
A. Walsh Development Ltd. By Order No. P/2416/77, dated 12/7/'77,
Reg. Ref. M.2035, Ext. Ref. A/827E/241.

Dear Sir,

I refer to your application of 2/10/'83 seeking a further extension of
the above permission.

I wish to advise you that the period in which the permission has effect
has been further extended to 31/10/'88 pursuant to Section 4 of the Local
Government (Planning and Development) Act, 1982.

Yours faithfully,



for Principal Officer

PA/2219/81
5/10/81

APP. A Walsh Dev. Ltd.



COMHAIRLE CHONTAE ATHA CLIATH
(DUBLIN COUNTY COUNCIL)

Your Ref.
Our Ref. 29/76/E/41

PLANNING AND BUILDING
CONTROL DEPARTMENT,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.
TELEPHONE 724755

Burke O'Dea Architects,
1 Charleston Road,
Rathmines,
Dublin 6.

7th October, 1981

Re: Location: Yellow Walls, Watery Lane, Clondalkin
Reg. Ref. M.2035
Proposed Development: 139 houses

Dear Sir,

With reference to your application dated 28th August, 1981 seeking an extension of the above permission, I wish to advise you that a decision has been made to extend the period in which the planning permission has effect to 31st October, 1985 pursuant to Section 29(9) of the Local Government (Planning and Development) Act 1976.

Yours faithfully,


Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order

Number and Date P/2415/77; 12/7/77

Durke & O'Dea,
Architects,
40 Fitzwilliam Place,
Dublin 2.

Register Reference No. N. 2035.

Planning Control No. 12374

Application Received on 12/4/77

Applicant: A. Walsh Developments Ltd.

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

Proposed 137 houses at Yellow Meadows, Watery Lane, Clondalkin, Co. Dublin.

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 development is not to commence until approval under the Building Bye-laws has been obtained and any condition of such approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £21,000 ~~xxxxxx~~ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development which facilitate this development; this contribution to be paid before the commencement of development on the site.
5. 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 space, car-parks, sewers, watermains or drains has been given by:-
(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000, (thirty thousand pounds) which shall be kept in force by the developer until such time as the roads, open space, car-parks sewers, watermains, and drains are taken-in-charge by the Council or...
(b) Lodgement with the Council of Cash £17,000 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 of such

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, 1878-1954.
3. To prevent unauthorized development.
4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent discontinuity in the development.

Continued/...

on behalf of the Dublin County Council:

For: Senior Administrative Officer

31 AUG 1977

Date:

Form 4

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.

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.

Notwithstanding 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 taken in charge.

(d) That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

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

(8) That details of the proposed public lighting be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.

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

(10) That the screen walls in brick or similar durable materials not less than 5' 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.

(11) 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.

(6) To protect the amenities of the area.

(7) In the interest of amenity.

(8) In the interest of amenity and public safety.

(9) In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1924.

(10) In the interest of visual amenity.

(11) In the interest of the proper planning and development of the area.

Continued/

JK
For Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date **#/2416/77 12/7/77**

**Burke & O'Dea,
Architects,
40 Fitzwilliam Place,
Dublin 2.**

Register Reference No. **R. 2035.**

Planning Control No. **12374**

Application Received on **13/8/77**

Applicant: **A. Walsh Developments Ltd.**

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

Proposed 135 houses at Yellow Meadows, Watery Lane, Clendalkin, Co. Dublin.

Conditions

- (12) That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
- (13) That all watermain toppings branch connections, enabling service connection be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
- (14) 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.
- (15) That house nos. 135-132 inclusive be omitted from the development in order to provide greater vehicular access to the public open space and in lieu of lost open space in the north west corner of the development.
- (16) That a suitable playlot be provided for in the course of the development to the satisfaction of the Parks Superintendent.
- (17) The developer shall maintain roads and services in the Estate in a proper condition until taken over by the County Council.
- (18) No development to commence on the site until a satisfactory written agreement has been reached between the County Council and the applicant regarding the necessary improvements to Watery Lane and the construction of the Local Distributor Road.
- (19) The reservation of for the proposed Mangor Fox and Goss dual carriageway should be set out on the ground by the applicant and checked by an Engineer from Roads Department.

Reasons for Conditions

- (12) In order to comply with the Sanitary Services Acts, 1878-1964.
- (13) To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recover the cost.
- (14) In the interest of the proper planning and development of the area.
- (15) In the interest of amenity.
- (16) In the interest of amenity.
- (17) In the interest of the proper planning and development of the area.
- (18) In the interest of the proper planning and development of the area.
- (19) In the interest of the proper planning and development of the area.

Continued/...

On behalf of the Dublin County Council:

MK
for Senior Administrative Officer

Form 4

Date:

31 AUG 1977

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.

(20) Watermain layout to be submitted to and agreed by the Sanitary Services Engineer prior to commencement of development.

(21) Applicant to consult with the Design Section of the Sanitary Services Department and adhere to their requirements with regard to the upsizing of foul and surface water sewer mains pipes. Realignment and improvement of the Camero River to be the subject to agreement with the Sanitary Services Engineer. Phasing of development to be at a maximum rate of 33% per annum.

(22) All estate roads to have a minimum carriageway width of 24-ft. in an overall reservation of 45-ft. Local Distributor Road to have a 30-ft. carriageway in a 70-ft. reservation.

(23) That the question of maintenance of the car-parking area and the garbage disposal area for house Nos. 109-113 inclusive and pedestrian ways to be resolved in writing to the satisfaction of the Planning Authority prior to the commencement of development.

(24) The design and location of the flood barrier on Watery Lane to be to the satisfaction of the Sanitary Services Engineer and the Roads Engineer. Details of the barrier to be agreed prior to commencement of development. Normal and flood level of the Camero River to be indicated.

(25) The Local Distributor road to be located so that it does not interfere with the adjoining public open space save at junction with Watery Lane. Details to be agreed with Roads Engineer prior to commencement of development.

(26) The line of the southern section of the Local Distributor Road to correspond with the Action Plan for the area. In this regard the road will have to be moved eastwards resulting in a loss of some sites in the southern corner of the estate.

(27) The improvement of Watery Lane to be to the satisfaction of the Roads Engineer. Details of these improvements to be agreed prior to commencement of development.

(20) In order to comply with the Sanitary Services Acts, 1978-1984.

(21) In the interest of the proper planning and development of the area.

(22) In the interest of the proper planning and development of the area.

(23) In the interest of the proper planning and development of the area.

(24) In order to comply with the Sanitary Services Acts, 1978-1984.

(25) In the interest of the proper planning and development of the area.

(26) In the interest of the proper planning and development of the area.

(27) In the interest of the proper planning and development of the area.


For, Senior Administrative Officer.

Continued/....

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date

P/2418/77, 12/7/77

Burke & O'Donoghue,
Architects,
40 Fitzwilliam Place,
Dublin 2.

Register Reference No.

N. 2038.

12374

Planning Control No.

13/3/77

Application Received on

Applicant: **A. Walsh Developments Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 132 houses at Yellow Meadows, Watery Lane, Clondalkin, Co. Dublin.

Conditions

Reasons for Conditions

(28) The Local Distributor Road and the improvements to Watery Lane to be carried out at the commencement of development and prior to occupation of any houses.

(29) That suitable screening be provided along the boundary of the site adjacent to the County Council sewage works.

(30) Prior to commencement of development the applicant to submit revised plans incorporating the above conditions subsequent to consultation with various departments.

(28) In the interest of the proper planning and development of the area.

(29) In the interest of amenity.

(30) In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Form 4

Date:

31 AUG 1977

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.