

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 10574	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2373
1. LOCATION	Yellow Meadows, Watery Lane, Clondalkin S		
2. PROPOSAL	154 houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 30th Sept. 1976	Date Further Particulars (a) Requested 1. 29/11/76 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Burke O'Dea Address 40 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name A. Walsh Dev. Ltd. Address 24 Upper Fitzwilliam Street, Dublin 2.		
6. DECISION	O.C.M. No. P/1096/77 Date 1/4/77	Notified Effect	1st April, 1977 To Grant Permission
7. GRANT	O.C.M. No. P/1708/77 Date 7/6/77	Notified Effect	7th June, 1977 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.			
15.			
16.			
Prepared by		Copy issued byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

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/1096/77 1st April, '77.**

K. 2373.

E. Burke & M. O'Dea.

Register Reference No.

40, Fitzwilliam Place,

Planning Control No. **10574.**

Dublin, 2.

Application Received on **2/2/77**

A. Walsh Developments Ltd.

Applicant:

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

Proposed housing development at Yellow Meadows, Watery Lane, Clondalkin.

Conditions	Reasons for Conditions
<ol style="list-style-type: none">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 conditions 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 £1,500 per acre 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 and 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, watermain or drains has been given by: (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £11,200, which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermain and drains are taken in charge by the Council.	<ol style="list-style-type: none">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. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer 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 disamenity in the development.

Continued

on behalf of the Dublin County Council:

for

E. O'Sullivan
Senior Administrative Officer

Date: **7th June, 1977.**

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.

5.(b) Lodgement with the Council of Cash of £7,000 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 services to standard specification.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any-body 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.

6. That all necessary measures be taken by the contractor to prevent the spillage of 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 arrangements 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. The developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.

11. That areas shown and approved as open space be levelled, soiled and seeded 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 - 1964.

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

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

Continued:

Edgar
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:

E. Burke & M. O'Donnell

40, Fitzwilliam Place,

Dublin 2.

Applicant:

A. Walsh Developments Ltd.

Decision Order
Number and Date

P/1096/77 1st April, 1977

E. 2373.

Register Reference No.

10374

Planning Control No.

2/2/77

Application Received on

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

Proposed housing development at Yellow Meadows, Watery Lane, Clonsilla.

Conditions

12. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
13. 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 levels of Camac River to be indicated.
14. That this permission refers only to the development of houses on sites 122 to 154, incl., and to the relevant services required including the improvements to Watery Lane, the construction of the Local Distributor Road and the access road to the sites 122 to 154.
15. That the question of maintenance of car-parking areas, pedestrian ways, garages, etc., be resolved in writing to the satisfaction of the Planning Authority prior to commencement of development.
16. That details of proposed screen walls to be submitted to and approved by the Planning Authority prior to commencement of development.
17. Details of proposed open space for houses on sites 122 to 154, to be submitted to and approved by the Planning Authority prior to commencement of development.
18. The local Distributor to be re-located so that it does not interfere with the adjoining public open space. Details to be agreed with Roads Engineer prior to commencement of development.

Reasons for Conditions

12. In order to comply with the Sanitary Services Acts, 1875 - 1964.
13. In the interest of the proper planning and development of the area.
14. To enable the Planning Authority to determine the effect of this type of development.
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.
18. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council:

For Senior Administrative Officer

Form 4

Date: 7th June, 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.

19. Watermain layout to be submitted to and agreed 19. by the Sanitary Services Engineer prior to commencement of development.
20. Foul pipe sewer sizes to be enlarged in accordance with the requirements of the Sanitary Services Engineer. Details of pipe sizes to be agreed prior to commencement of development.
21. Surface water pipe sizes and the re-alignment of the Camo River to be agreed with the Sanitary Services Engineer prior to commencement of development.
22. All estate roads to have a minimum carriageway width of 34-ft., in an overall reservation of 46-ft., Local Distributor Road to have a 30-ft., carriageway in a 70-ft., reservation.
23. Development of sites 1 to 111-incl., to be omitted from this development.

In order to comply with the Sanitary Services Acts, 1878 - 1984.

In order to comply with the Sanitary Services Acts, 1878 - 1984.

20. In order to comply with the Sanitary Services Acts, 1878 - 1984.

21. In order to comply with the Sanitary Services Acts, 1878 - 1984.

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

23. It is the opinion of the Planning Authority that some of these houses are too far removed from public roads and services. The proposed open spaces have inadequate public ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ public roads adjacent to them. Circulation provided by the two long cul-de-sacs is unsatisfactory and the layout of the proposed open space does not meet the requirements of the Parks Superintendent.

24. The improvements to Watery Lane to be to the satisfaction of the Roads Engineer. Details of these improvements to be agreed prior to commencement of development.

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

Carole
for Senior Administrative Officer.