

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1727
1. LOCATION	Riversdale Green, Watery Lane, Clondalkin		
2. PROPOSAL	20 dormer bungalows to replace 24 terraced houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	18 December 1986	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 16/2/87 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name	Delany MacVeigh and Pike	
	Address	1 Clonskeagh Square, Dublin 14.	
5. APPLICANT	Name	Elsworth Properties Ltd	
	Address	23 Fleet Street, Dublin 2.	
6. DECISION	O.C.M. No.	P/1046/87	
	Date	2/4/87	
7. GRANT	O.C.M. No.	P/1600/87	
	Date	13th May, 1987	
8. APPEAL	Notified	3/4/87	
	Type	Effect To grant permission	
9. APPLICATION SECTION 26 (3)	Notified	13th May, 1987	
	Type	Effect Permission granted.	
10. COMPENSATION	Date of application	Decision	
	Ref. in Compensation Register	Effect	
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION OF AMENDMENT			
14.			
15.			

Prepared by
Checked by

Copy issued by
Date
Co. Accts. Receipt No

Registrar.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

F. 1.6.00 / 87

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To: **Delany MacVeigh & Pike,**
1 Clonskeagh Square
Dublin 14.

Applicant: **Elsworth Properties Ltd.**

Decision Order **P/1046/87 - 2/4/87**
Number and Date
Register Reference No. **86A-1727**
Planning Control No.
Application Received on **18/12/86**
Add. Info. Rec'd: **20/2/87**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
change of house type on approved scheme consisting of 20 dormer bungalows to replace
24 terraced houses at Riversdale Green, Water Lane, Clondalkin.

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That the proposed house be used as a single dwelling unit.
4. That the arrangements made for the payment of the financial contribution in the sum of £27,420. in respect of the overall development required by condition no. 4 of Reg. Ref. ZA 689, be strictly adhered to in respect of these sites.
5. That the arrangements made with regard to the payment of the financial contribution in the sum of £700. per house required by condition no. 9 of Reg. Ref. ZA 689 be strictly adhered to in respect of these sites.

REASONS FOR CONDITIONS

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, 1878-1964.
3. To prevent unauthorised development.
4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Contd./.....
[Signature]
For Principal Officer

Date

13 MAY 1987

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the

6. That all relevant conditions of the permission granted by Order No. P/4427/84, dated 18/12/84 (Reg. Ref. ZA 689) be strictly adhered to in the proposed development.

7. 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 £56,000.00 which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him 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 sum of £35,000.00 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 specifications.
Or/....
- 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.

NOTE:- When 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 taking-in-charge.

8. 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. Or alternatively, a financial contribution of £300. per house be paid to the County Council prior to commencement of development.

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

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

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

PK.

13 MAY 1987

Delany MacVeigh & Pike,
1, Clonskeagh Square,
Dublin 14.

86A/1727

16/2/'87

Re: Proposed change of house type on approved scheme, consisting of
20 dormer bungalows to replace 24 terraced houses at Riversdale
Green, Watery Lane, Clondalkin for Elsworth Properties Ltd.

Dear Sirs,

With reference to your planning application, received here on 18/12/'86, 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, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The outfall sewers from the development proposed under this application are shown passing within 5 metres of houses under construction (86A/397); sewers are also infringing on private gardens. The applicant is requested to clarify whether or not the proposed development can proceed without infringement on the 5 metre Sanitary Services drainage wayleave.

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

Yours faithfully,



for Principal Officer.