

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1296
1. LOCATION	Riversdale, Clondalkin, Dublin 22.		
2. PROPOSAL	Change in first floor layout		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	9 Sept 1986	1.
			2.
4. SUBMITTED BY	Name John Coyne Address Eiscear Riada, Petty Common, Lucan, Co. Dublin.		
5. APPLICANT	Name Joyce Properties Ltd Address 415 Howth Road, Raheny, Dublin 5.		
6. DECISION	O.C.M. No.	P/549/86	Notified 6th Nov., '86
	Date	6th Nov., '86	Effect To grant permission
7. GRANT	O.C.M. No.	P/4786/86	Notified 18th Dec., 1986
	Date	18th Dec., 1986	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.			

Prepared by

Checked by

Copy issued by Registrar,

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

P/4786./8.6

Notification of Grant of Permission/Approval

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

To John Coyne,

Eiscean Riada,

Pettycannon,

Lucan, Co. Dublin.

Applicant

Jayce Properties Ltd.

Decision Order

Number and Date

P/549/86 - 6/11/86

Register Reference No.

86A-1296

Planning Control No.

Application Received on

9/9/86

Floor Area: 75 sq.m.

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

change in first floor layout in nos. 9, 12, 15, 39, 42, 45 Riversdale Green and No. 29 Riversdale Avenue.

CONDITIONS	REASONS FOR 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution of £700. per house be paid to Dublin County Council towards the improvement of the Road Network in the area. This contribution to be paid prior to commencement of development on these sites.	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. A scheme of street tree planting to be submitted and agreed in relation to the overall estate.	5. In the interest of the proper planning and development of the area.

Contd. *[Signature]*

Signed on behalf of the Dublin County Council

For Principal Officer

Date: 18 DEC 1986

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.

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6. A landscape plan with full works specifications, Bill of Quantities etc., to be submitted and agreed with the Planning Authority within three months of the permission being granted, to include regrading, drainage, topsoiling, seeding, tree and shrub planting etc.

7. That 7ft. 6ins. be provided between separate blocks of houses.

8. That a minimum depth of 25ft. building line and rear garden depth of 35ft. to be provided to all houses.

9. That the roadway serving sites 1 to 7 and ultimately serving 46 houses on Riversdale Crescent, shall have a carriageway of 7m.

10. That all relevant conditions of SA 2109, ZA 689 and ZA 694, be strictly adhered to in the development.

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

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

13. 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.

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

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

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

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

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

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

11. To protect the amenities of the area.

12. In the interest of amenity.

13. In the interest of amenity and public safety.

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

Conditions Contd./.....

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18 DEC 1986

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/4786/86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1962-1983

To John Coyne,
Eiscean Riada,
Pettycannon,
Lucan, Co. Dublin.
Applicant Jayce Properties Ltd.

Decision Order
Number and Date P/549/86 - 6/11/86
Register Reference No. 86A-1296
Planning Control No. 9/9/86
Application Received on 75 sq.m.
Floor Area: 75 sq.m.

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

change in first floor layout in nos. 9, 12, 15, 39, 42, 45 Riversdale Green
and No. 29 Riversdale Avenue.

CONDITIONS

REASONS FOR CONDITIONS

15. That the water supply and drainage arrangements, including the disposal of surface water, to be in accordance with the requirements of the County Council. In this respect, floor levels are to be agreed with Building Bye-Laws Department and additionally, a watermain layout is to be agreed with Sanitary Services prior to commencement of development.

15. In order to comply with the Sanitary Services Acts, 1878-1964.

16. That all watermain tappings, 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 any development commences.

16. 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 recoup the cost.

17. 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.

17. 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 18 DEC 1986

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.

Form A1—Future Print Ltd.

18. That screen walls in brick 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.

19. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

20. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purposes of site compounds or for the storage of plant, materials or spoil.

21. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of Dublin County Council and to be available for use by the residents on completion of their dwellings, or alternatively, a financial contribution of £300 per house be paid to Dublin County Council prior to commencement of development.

22. That arrangements made for payment of a financial contribution in the sum of £27,420. required by Reg. Ref. ZA 689, towards the cost of provision of public services in the area be strictly adhered to.

23. 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:-

18. In the interest of visual amenity.

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

20. To protect the amenities of the area.

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

Contd./.....



18 DEC 1986

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
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Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1962-1983

To
John Coyne,
Eisceann Riada,
Pettycannon,
Lucan, Co. Dublin.
Applicant Jayce Properties Ltd.

Decision Order
Number and Date P/549/86 - 6/11/86
Register Reference No. 86A-1296
Planning Control No.
Application Received on 9/9/86
Floor Area: 75 Sq.m.

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

change in first floor layout in nos. 9, 12, 15, 39, 42, 45 Riversdale Green
and No. 29 Riversdale Avenue.

CONDITIONS	REASONS FOR CONDITIONS
<p>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/....</p> <p>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/....</p> <p>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.</p> <p>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.</p>	

Signed on behalf of the Dublin County Council

For Principal Officer

18 DEC 1986

Date

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.