

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/940
1. LOCATION	Riversdale Estate, Clondalkin,		
2. PROPOSAL	Revisions to approved housing layout incorporating revised house type on 14 sites and additional detached dwelling.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 27 June 1986	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name Mr John F. O'Connor,		
	Address 10 Boden Wood, Rathfarnham,		
5. APPLICANT	Name K S C Homes Ltd		
	Address 2 Hillcrest Grove, Lucan		
6. DECISION	O.C.M. No. P/3142/86		Notified 25th Aug., 1986
	Date 25th Aug., 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3735/86		Notified 1st Oct., 1986
	Date 1st October 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

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

Mr. John F. O'Connor,
10, Boden Wood,
Rathfarnham,
Dublin 14.

86A/940

7/1/'87

Re: Proposed revisions to previously approved housing layout
incorporating revised house type on 14 sites and additional
detached dwelling at Riversdale Estate, Clondalkin for K.S.C.
Homes.

Dear Sir,

I refer to your submission received on 10/11/'86, to comply with
condition No.20 of decision to grant permission by Order No. P/3142/86,
dated 25/8/'86, in connection with the above.

In this regard, I wish to inform you that the submission is in compliance
with Condition No. 20 of the above permission.

Yours faithfully,



for Principal Officer.

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

tel. 724755 (ext. 262/264)

P/3735/86

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

Notification of Grant of Permission/Approval

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

To.....Mr. John F. O'Connor,
.....10 Boden Wood,
.....Rathfarnham,
.....Dublin 14.
Applicant.....K.S.C. Homes Ltd.

Decision Order Number and Date.....P/3142/86 25.8.86
Register Reference No.....86A/940
Planning Control No.....
Application Received on.....27.6.86

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed revisions to previously approved housing layout incorporating revised house-type on 14 sites and additional detached dwelling at Riversdale Estate, Clondalkin

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 further financial contribution of £700. be paid to the Dublin County Council by the developer in relation to the 1 additional house currently proposed as a contribution towards the improvement of the road network in the area. This contribution to be paid prior to the commencement of development on the site.	4. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date.....1 OCT 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.

P/37.3.5/86

5. A scheme of street tree planting to be submitted and agreed in relation to the overall estate.

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 a minimum of 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

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

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.



CONT.../.....

1 OCT 1986

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

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

P/37.3.5/86

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982

To John F. O'Connor,
10 Boden Wood,
Rathfarnham,
Dublin 14
Applicant K.S.C. Homes Ltd.,

Decision Order
Number and Date P33142/86 25.8.86

Register Reference No. 86A/940

Planning Control No.

Application Received on 27.6.86

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

~~Proposed revisions to previously approved housing layout incorporating revised house-type~~
~~on 14 sites and additional detached dwelling at Riversdale Estate, Clondalkin~~

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	To protect the amenities of the area.
That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	In the interest of amenity.
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.	In the interest of amenity and public safety.
That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	In the interest of the proper planning and development of the area.
That the area shown as open space be levelled, sowed, seeded and maintained to the satisfaction of the County Council and be available for use by residents on completion of their dwellings.	In the interest of the proper planning and development of the area.
That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	In order to comply with the Sanitary Services Acts, 1878 - 1964.
In this respect, floor levels are to be agreed with Building Bye-Laws Department.	

(Contd. . . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

1 OCT 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.

CONDITIONS

REASONS FOR CONDITIONS

14. That all watermain, tapplings, 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.

15. 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.

16. That screen walls in block 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.

17. 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, watermain or drains forming part of the development, until taken in charge by the Council.

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

14. 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.

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

16. In the interest of visual amenity.

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

18. To protect the amenities of the area.

1 OCT 1986

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/3735/86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To: John F. O'Connor,
10, Boden Wood,
Rathfarnham,
Dublin 14.
Applicant: K.S.C. Homes Ltd.

Decision Order
Number and Date: P/3142/86, 25/8/'86
Register Reference No. 86A/940
Planning Control No.
Application Received on: 27/6/'86

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

XXXXXX
Proposed revisions to previously approved housing layout incorporating revised house-type on 14 sites and additional detached dwelling at Riversdale Estate, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
19. That the area shown as open space in respect of the overall development under Reg. Ref. SA.2109 be levelled, soiled, seeded and landscaped to the satisfaction of Dublin County Council and to be available for use by the residents on completion of their dwellings.	19. In the interest of the proper planning and development of the area.
20. All bedroom areas to comply with Department of Environment Minimum Standards i.e. single person bedrooms should not be less than 6.5 sq.m. and double bedrooms should not be less than 10.2 sq.m. In this regard, the bedroom indicated on lodged plans as 7' 6 1/2" X 8' 8" shall be suitably enlarged to comply with these standards. Plans showing compliance with this condition to be lodged with Planning Authority prior to commencement of development.	20. To ensure a satisfactory standard of development.

Signed on behalf of the Dublin County Council


For Principal Officer

Date: 1 OCT 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.