

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/597
1. LOCATION	Riversdale, Watery Lane, Clondalkin,		
2. PROPOSAL	22 bungalows to replace 27 terraced houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	27th March, 1986	1. 2.
4. SUBMITTED BY	Name Delany, MacVeigh & Pike, Address 1, Clonskeagh Sq., Dublin 14.		
5. APPLICANT	Name Elsworth Properties Ltd., Address 23, Fleet St., Dublin 2.		
6. DECISION	O.C.M. No. P/1860/86 Date 23rd May, 1986	Notified 23rd May, 1986 Effect To grant permission	
7. GRANT	O.C.M. No. P/2426/86 Date 7th July, 1986	Notified 7th July, 1986 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.	Permission granted for extension of time under Section 4 of the Local Government (Planning & Development) Act. 1982		
15.	to 31/12/93		

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

Tel. 224755 (ext. 262/264)

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

GRANT OF
PERMISSION

P/24.26./86

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act, 1983

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

Decision Order
Number and Date **P/1860/86 - 23/5/86**

Register Reference No. **86A/397**

Planning Control No.

Application Received on **27/3/86**

Applicant **Elsworth Properties Ltd.**

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

Proposed revisions to approved scheme consisting of 22 dormer bungalows to replace 27 terraced houses at Riversdale, Watery Lane, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That each proposed house be used as a single dwelling unit.</p> <p>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.</p> <p>5. A scheme of street tree planting to be submitted and agreed in relation to the overall estate.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p> <p>5. In the interest of the proper planning and development of the area.</p> <p>Condt.....)</p>

Signed on behalf of the Dublin County Council

For Principal Officer

- 7 JUL 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.

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P/24.26/86

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, top soiling, 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. be provided to all houses.

9. That all relevant conditions of ZA 694, be strictly adhered to in the development.

10. That the revised road reservation (Nangor-Fox & Geese Road) be set out and checked by Dublin County Council, Roads Department (Roads Planning and Control) before the development commences.

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

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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.

Conditions continued over/.....

-7 JUL 1986

DUBLIN COUNTY COUNCIL

Tel: 724755 (ext. 262/264)

P/2426/86

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) Acts, 1963-1982

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

Decision Order
Number and Date **P/1860/86, 23/5/'86**

Register Reference No. **86A/397**

Planning Control No.

Application Received on **27/3/'86**
Floor area, 1,870 sq.m.

Applicant **Elsworth Properties Ltd.**

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

Proposed revisions to approved scheme consisting of 22 dormer bungalows to replace 27 terraced houses at Riversdale, Watery Lane, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
11. 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.	11. To protect the amenities of the area.
12. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	12. In the interest of amenity.
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.	13. In the interest of amenity and public safety.
14. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	14. In the interest of the proper planning and development of the area.
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 respect, floor levels are to be agreed with Building Bye Laws Department.	15. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **- 7 JUL 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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| <p>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.</p> <p>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.</p> <p>18. 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.</p> <p>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, watermain or drains forming part of the development, until taken in charge by the Council.</p> <p>20. 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 for the storage of plant, materials or spoil.</p> <p>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.</p> <p>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.</p> | <p>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.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of visual amenity.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>20. To protect the amenities of the area.</p> <p>21. In the interest of the proper planning and development of the area.</p> <p>22. In the interest of the proper planning and development of the area.</p> |
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Contd./

- 7 JUL 1986

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/24.26./86

PLANNING DEPARTMENT,
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1 Clonskeagh Square,
Dublin 14.

Applicant: **Elsworth Properties Ltd.**

Decision Order

Number and Date

P/1860/86 - 23/5/86

Register Reference No.

Planning Control No. **86A-397**

Application Received on

27/3/86

Floor Area: **1,870 sq.m**

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

revisions to approved scheme consisting of 22 dormer bungalows to replace 27 terraced houses at Riversdale, Watery Lane, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>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:</p> <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 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>Contd./.....</p>	<p>23. To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

-7 JUL 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.

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