

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1513
1. LOCATION	Riversdale, Watery Lane, Clondalkin, Co. Dublin. S		
2. PROPOSAL	Ret. 14 houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P	22nd Nov., 1985	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
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/4860/85		Notified 20th Dec., 1985
	Date 19th Dec., 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/214/86		Notified 21st Jan., 1986
	Date 21st Jan., 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

GRANT OF
PERMISSION

724755 (ext. 262/264)

P / 214 / 86

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

Notification of Grant of Permission/Approval XXXXXX
Local Government (Planning and Development) Acts, 1963-1983

To Delany MacVeigh & Pike,
1 Clonskeagh Square,
Dublin 14.
Applicant Elsworth Properties Ltd.

Decision Order
Number and Date P/4860/85 19/12/85
Register Reference No. 85A-1513
Planning Control No.
Application Received on 22/11/85
Floor Area: 1162 sq.m

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

retention of 14 two storey semi-detached houses to replace previously approved
terraced houses in approved development at Riversdale, Watery Lane, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be 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 each proposed house be used as a single dwelling unit.	2. To prevent unauthorised development.
3. A scheme of street tree planting to be submitted and agreed in relation to the overall estate	3. In the interest of the proper planning and development of the area.
4. 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.	4. In the interest of the proper planning and development of the area.
5. That a minimum depth of 25' 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. That all relevant conditions of SA 2109 be strictly adhered to in the development.	6. In the interest of the proper planning and development of the area.

Contd. /

Signed on behalf of the Dublin County Council

For Principal Officer

Date 21 JAN 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/214/86

7. 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 water main layout is to be agreed with Sanitary Services Department prior to commencement of development.

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

Contd./.....



21 JAN 1986

DUBLIN COUNTY COUNCIL

4755 (ext. 262/264)

P / 214 / 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, 1963-1982 * (/) * (/)
1963-1983

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

Decision Order P/4860/85 - 19/12/85
Number and Date
85A1513

Register Reference No.

Planning Control No.

Application Received on 22/11/85

Floor Area: 1162 sq.m

Applicant: Elsworth Properties Ltd.

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

retention of 14 two storey semidetached houses to replace previously approved terraced houses in approved development at Riversdale, Water Lane, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
8. 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.	8. To protect the amenities of the area.
9. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	9. In the interest of amenity.
10. 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.	10. In the interest of amenity and public safety.
11. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	11. In the interest of the proper planning and development of the area.
That the area shown as open space on the plan be levelled, sowed, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of the development.	In the interest of the proper planning and development of the area.
That the area shown as open space on the plan be levelled, sowed, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of the development.	In the interest of the proper planning and development of the area.
That the area shown as open space on the plan be levelled, sowed, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of the development.	In the interest of the proper planning and development of the area.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 21 JAN 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.
12. 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.	12 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.
13 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.	13 In the interest of the proper planning and development of the area.
14 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.	14 In the interest of visual amenity.
15 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.	15 In the interest of the proper planning and development of the area.
16. That the areas shown and conditioned as open space be fenced off during construction works and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.	16. To protect the amenities of the area.

21 JAN 1986

Form E1—Future Print Ltd.