

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  85A/1044
1. LOCATION	Riversdale, Clondalkin, Dublin 22 <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Revised house types on sites 2, 6 Riversdale Green and 29, 32 Riverdale Ave.,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	2nd Aug., 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 Mr. John Coyne, Address Eiscear Riada, Pettycannon, Lucan, Co. Dublin.		
5. APPLICANT	Name Jayne Prop. Ltd., Address 415, Howth Road, Raheny, Dublin 5.		
6. DECISION	O.C.M. No. P/3477/85		Notified 30th Sept., 1985
	Date 30th Sept., 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/4044/85		Notified 13th Nov., 1985
	Date 13th Nov., 1985		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

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

To: **John Coyne,**  
**Fisheer Riada,**  
**Pettycommon,**  
**Lucan, Co. Dublin.**

Decision Order  
Number and Date **P/3477/85, 30/9/85**

Register Reference No. **85A/1044**

Planning Control No.

Application Received on **2/8/85**

Applicant **Jayca Properties Ltd.**

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

**Proposed revision of first floor layout and change two to three bed at nos. 2 and 6 Riversdale Green and 29 and 32 Riversdale Avenue, 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 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/....

Signed on behalf of the Dublin County Council

For Principal Officer

13 NOV 1985

Date

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

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 minium 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 shall have a carriageway of 7m.

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

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.



CONTO/.....

13 NOV 1985

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel 724755 (ext 262 264)

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

## Notification of Grant of Permission / Approval XXXXXXXX

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

To **John Coyne,**  
**Eiscear Riada,**  
**Pettycomm,**  
**Lucan,, Dublin.**  
Applicant **Joyce Properties Ltd.**

Decision Order **P/3477/85, 30/9/85**  
Number and Date  
Register Reference No **85A/1044**  
Planning Control No  
Application Received on **2/8/85**

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

**Proposed revision of first floor layout and change two to three bed at nos. 2 and 6 Riverdale Green and 29 and 32 Riverdale Avenue, 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 area shown as space between existing buildings and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	15. In the interest of the proper planning and development of the area.
16. That the water supply and drainage arrangements, including the disposal of surface water, 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.	16. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

*(Signature)*  
For Principal Officer

(Contd. . .)

IMPORTANT: Turn overleaf for further information

Date **13 NOV 1985**

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

- 17 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.
- 18 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.
- 19 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.
- 20 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, watermainis 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 purpose of site compounds or for the storage of plant, materials or spoil.

- 17 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.
- 18 In the interest of the proper planning and development of the area.
- 19 In the interest of visual amenity.
- 20 In the interest of the proper planning and development of the area.
20. To protect the amenitids of the area.

AK.

13 NOV 1985

Form E1 Future Print Ltd.