# COMHAIRLE CHONTAE ATHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976		REGISTER REFERENCE
	PLANNING REGISTER		TA.901
I. LOCATION	Riversdale, Rathfarnham, Dublin 14		
2. PROPOSAL	Housing Development		
3. TYPE & DATE OF APPLICATION	TYPE Date Received (a)  I P. 13.5.80	Date Requested	Further Particulars (b) Received
4. SUBMITTED BY	Name Garnet Holdings, Address 15 Clyde Road, Ballsh	oridge, Dubl	in 4
5. APPLICANT	Name Garnet Holdings, Address		
6. DECISION	O.C.M. No. PA/1423/80  Date 10th July 1980	T.Wast	10th July 1980 To grant permission,
7. GRANT	O.C.M. No. PBD 497.80.  Date 20.8.80.	Notified Effect	20.8.80.
8. APPEAL	Notified Type	Decision Effect	Permission Granted.
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.			
16.			
Prepared by			Registrar.
Grid Ref. O.S. S	<b>.</b>		

## DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT DUBLIN COUNTY COUNCIL IRISH LIFE CENTRE LOWER ABBEY STREET DUBLIN 1

Appli A PE	Garnet Holdings, 15, Clyds Read, 8:11:bridgs,	ypes en eltes 1 - 31 inclusive)
•	CONDITIONS  Subject to the conditions of this permission the development to carried out and completed strictly in accordance with the plans	he and REASONS FOR CONDITIONS  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 Build Bye-Laws to be obtained and all conditions of that approval to observed in the development.  That the proposed house be used as a single dwelling unit.  That a financial contribution in the sum of be paid by the proposer to the Dublin County Council towards cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on site.	in order to comply with the Sanitary Services Acts, 1878 – 1964.  To prevent unauthorised development.  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.
_		(Contd )
	gned on behalf of the Dublin County Council:	for Principal Officer 2 0 AUG 1980 Date:

roval 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**

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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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of \$16,500,

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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of \*\*\* 500 \*
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
specification.

Or/

(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 either case has been acknowledged in

writing by the Council.

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.

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. . . .)

2 0 AUG 1980



# DUBLIN COUNTY COUNCIL 9.7 / 8.0.

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT DUBLIN COUNTY COUNCIL IRISH LIFE CENTRE LOWER ABBEY STREET DUBLIN 1

## Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: Farnot Holdings,	Decision Order Number and Date		
15 Clyde Road,	Number and Date		
Dellabridge,			
Bublin 4.			
Applicant			
A PERMISSION/APPROVAL has been granted for the development of	described below subject to the undermentioned conditions		
housing development ( revised house	在新口服器		
at Riversdele, Bellyboden Road, Rathi			
<del></del>			
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.	, , , , , , , , , , , , , , , , , , , ,		
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.		
Will de Heine de Heine de Heine de Heine hande de Heine d	1		
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.		
	(Contd )		
Signed on habelf of the Station of t	N.K.		
Signed on behalf of the Dublin County Council:			
MPORTANT: Turn overleaf for further information.	for Principal Officer  Date: 2 0 AUG 1980		

proval 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

- 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.
- \*\* 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.

That screen waits in block of similar durable materials not less than 2 metres high, suitably capped and rendered, he provides at the necessary totations so as to select the necessary totations as to select the necessary totation and the necessary totation. The necessary to the necessary totation and the

15. That the areas shown as spen space be believed on public upon space and levelled, moiled and landscaped to the estisfaction of the County Council and to be available for use by residents on completion of their dwallings. The open space areas are to be funced off and fully protected during them moures of development works, Plant, stores, machinery, materials, with offices, are not to be located on open apace areas. 14, That brick finished sersen walls mot lass than 2 metres in beight, capped and finished to the requirements of the County Council be provided at (a) east flank of mite Mo. 1; (b) at the south flanks of alte Hos. 31 and 32#floomted at back of path line) and not in advance of the frant of building line of these 2 houses ; (c) at the northern flank of alto No. 27, where bee seen some engli open spece and (d) at the northern flank of site So. 26.

- 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.
- the interest of the proper planning and development of the area.

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13. In the interest of the proper planning and development of the eres.

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

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2 0 AUG 1980



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PLANNING DEPARTMENT DUBLIN COUNTY COUNCIL IRISH LIFE CENTRE LOWER ABBEY STREET DUBLIN 1

**FUTURE PRINT** 

### Notification of Grant of Permission/Approximate Local Government (Planning and Development) Acts, 1963 & 1976

To: Gernet Moldings.	Decision Order  Number and Date PA/1423/80 10th July 1980
	Register Reference No. TAGD*
••••••	Planning Control No
	Application Received on
Applicant	*
A PERMISSION/APPROVAL has been granted for the development de	escribed below subject to the undermentioned conditions.
housing development( revised house ty	pes en sites 1 - 31 inclusive)
at Riversadis, Ballyboden Road, Rathr	
***************************************	
conditions '	REASONS FOR CONDITIONS
equindaries i.e. the southern side boundary adjaining Elenbrook/feirbrook Established Elenbrook/feirbrook Established Elenbrook, the eastern boundary to the optopook, the eastern boundary to the optopook, the eastern boundary to the optopook is the western side of "Aivide House" and at the morthern side of "Aivide House" and at the morthern side of "Aiversdale" between aits No. 27 and to the evised new access to "Aiversdale". Any locessery esotions of boundary walling white to be finished in brickwork, must be approved by the Council.  5. The proposed main access arrangements is Ballyboden Road, & Schuding the design and construction of the proposed new bridgers are to be in accordance with the equirements of the County Council. The etails of the proposed pretective railing the bridge flanks are to be submitted the County Council. The	tate.  he ich 16. In the Anterwate of emfaty
7. A revised tree preservation programms ith specific details of the measures to inken for the pappose of preserving exist.	ing development of the area.  Over/*.
Signed on behalf of the Dublin County Council:	
	for Principal Officer  Date:

al 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.

Contd./... trees on the este, topether with a comprehensive tree surgery programme prepared by a competent tree surgery firm, is to be subeitted to and approved by the Council betre any constructional work is undertaken on the alte. These matters must be fully discussed and agreed by the Council's Parks Department before the submission of plans for approval. The existing tress to be retained are to be funced off and fully protected Muring the course of the development works. A detailed programms for additional planting or replanting in areas where replacement trees are required. is to be submitted to and approved by the Council.

is. That a experation distance of not less than 15. In the interset of the 1 metro (one metro) be provided at the side proper planning and development of or each destaing house between each flank and the area.

the adjoining gazden boundary wall.

19. That rear garden depths must be not less than 35ft. insll cases.

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

2 0 AUG 1980

A.K.