

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 901	
1. LOCATION		Riversdale, Rathfarnham, Dublin 14			
2. PROPOSAL		Housing Development			
3. TYPE & DATE OF APPLICATION		TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
		P.	13.5.80	1. 2.	1. 2.
4. SUBMITTED BY		Name Garnet Holdings, Address 15 Clyde Road, Ballsbridge, Dublin 4			
5. APPLICANT		Name Garnet Holdings, Address			
6. DECISION		O.C.M. No. PA/1423/80 Date 10th July 1980.		Notified 10th July 1980 Effect To grant permission,	
7. GRANT		O.C.M. No. PBD.497.80. Date 20.8.80.		Notified 20.8.80. 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.					
15.					
16.					
Prepared by		Copy issued by.....Registrar.			
Checked by		Date.....			
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....			

3.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

P67 / 49.7 / 8.0

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: **Garnet Holdings,**
15, Clyde Road,
Ballybridge,
Dublin 4.
Applicant **Garnet Holdings**

Decision Order **PA/1423/80 10th July 1980**
Number and Date
TABD1
Register Reference No. **10249**
Planning Control No. **13.5.80**
Application Received on

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

housing development (revised house types on sites 1 - 31 inclusive)
at Riverdale, Ballyboden Road, Rathfarnham.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development. That the proposed house be used as a single dwelling unit. That a financial contribution in the sum of £5,525. be paid by the proposer to the Dublin County Council towards the 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 the site. 	<ol style="list-style-type: none"> To ensure that the development shall be in accordance with the permission and that effective control be maintained. 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)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date:

20 AUG 1980

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
<p>Contd./...</p> <p>5. 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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £16,500.</p> <p>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.</p> <p style="text-align: right;">Or/</p> <p>(b) Lodgement with the Council of £10,500. 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.</p> <p style="text-align: right;">Or/</p> <p>(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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">(Contd. ...)</p> <p style="text-align: right;"><i>P.K.</i></p>

20 AUG 1980

PBD / 49.7 / 8.0

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

Notification of Grant of Permission/Approval

Decision Order
Number and Date **EA/1423/88** **18th July 1988**
Register Reference No. **TA901**.....
Planning Control No. **10249**.....
Application Received on **13.8.88**.....

housing development (revised house types on sites 1 - 31 inclusive)
at Riverdale, Ballyboden Road, Rathfarnham.

(Contd . . .)

Date: 20 AUG 1980

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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DUBLIN COUNTY COUNCIL

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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: Garnet Holdings,
15 Clyde Road,
Ballybride,
Dublin 4.
Applicant Garnet Holdings

Decision Order
Number and Date PA/1423/80 10th July 1980
Register Reference No. T8901
Planning Control No. 10249
Application Received on 13.5.80

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

housing development(revised house types on sites 1 - 31 inclusive)
at Riverdale, Ballyboden Road, Rathfarnham.

CONDITIONS

REASONS FOR CONDITIONS

Contd./...

15. That boundary walls not less than 2 metres in height in blockwork, or similar durable materials, be provided at all site boundaries i.e. the southern side boundary adjoining Edenbrook, the western side boundary adjoining Glenbrook/Fairbrook Estate, the northern boundary adjoining Glenbrook/Fairbrook, the eastern boundary to the open space located at the western side of "Riverdale House" and at the northern side boundary adjoining site boundary of "Riverdale" between site No. 27 and to the revised new access to "Riverdale". Any necessary sections of boundary walling which are to be finished in brickwork, must be approved by the Council.

16. The proposed main access arrangements to Ballyboden Road, including the design and construction of the proposed new bridge works are to be in accordance with the requirements of the County Council. The details of the proposed protective railings on the bridge flanks are to be submitted to the County Council before construction.

17. A revised tree preservation programme with specific details of the measures to be taken for the purpose of preserving existing

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

16. In the interests of safety

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

over/..

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date: 20 AUG 1980

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.

FUTURE PRINT

Contd./...

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

18. That a separation distance of not less than 18. In the interest of the proper planning and development of the area, 1 metre (one metre) be provided at the side of each dwelling house between each flank and the area. the adjoining garden boundary wall.

19. That rear garden depths must be not less than 35ft. in all cases. 19. In the interest of the proper planning and development of the area

P.K.

20 AUG 1980