

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA.2109 S
1. LOCATION	Watery Lane, Clondalkin,	
2. PROPOSAL	131 houses,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	12th Dec. 1979
	Date Further Particulars	
	(a) Requested	(b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name P. J. Treacy , Address Brian Hill, Killiney, Co. Dublin.	
5. APPLICANT	Name B. McGreevy, Address 151 Howth Road, Dublin 3.	
6. DECISION	O.C.M. No. PA/255/80	Notified 11/2/80
	Date 11/2/80	Effect To Grant Permission.
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 26/3/80	Decision Permission granted,
	Type 3rd Party,	Effect 7th July 1980.
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.....	

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

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

To: **P.J. Treacy Esq.,**
Orlar Hill,
Killiney,
Co. Dublin.

Decision Order **PA/255/80, 11/2/80.**
Number and Date
Register Reference No. **S.A. 2109**
Planning Control No. **10128**
Application Received on **12/12/80.**

Applicant **L. McGreevy**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-
proposed 131 houses at Watery Lane, Clonsilla,

SUBJECT TO THE FOLLOWING CONDITIONS:

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 £14,950. 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:

ABS
for Principal Officer

Date: ~~11th February 1980~~ **11th February, 1980.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>3. 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 £45,000.</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>(b) Lodgment with the Council of a cash lodgment of £25,000. ^{Or/} £25,000. _{22,500.} 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>^{Or/}</p> <p>(c) Lodgment 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 lodgment 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>3. 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>(Contd. . . .)</p>

NOTE:
 If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-

An Bord Pleanala, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

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

To: P. J. TRACY Esq. Decision Order PA/233/80, 11/2/80.
Brier Hill, Number and Date
Ballymoy, Register Reference No. C.A. 2109
Co. Dublin. Planning Control No. 10125
Application Received on 12/12/79.

Applicant D. McGreevy

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

Proposed 131 houses at Water Lane, Clonsilla

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
6. 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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
8. 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.	8. In the interest of amenity and public safety
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council: AS
for Principal Officer
Date: 11th February, 1980.

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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.

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.

In the interest of visual amenity.

14. That screen walls in block or similar durable material, not less than 2-metres high, suitably capped and finished, 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 a financial contribution be paid by the developer in respect of the provision of a footpath along Watery Lane, as conditioned by Condition No. (3) of the Ministerial permission, dated 14/2/77.

15. To ensure contribution towards the cost of provision of public services in the development.

16. That each house have a front building line of 25-ft. and a rear garden depth of 35-ft. It is noted that sites 18-20 appear inadequate in this respect.

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

17. That the 70-ft. reservation for the improvement of Watery Lane affecting the site be set out as shown on the lodged plans and checked by an Engineer from the Roads Department prior to commencement of development.

17. In the interests of the proper planning and development of the area.

18. That the access to the site, particularly with regard to the treatment of the River Camac be dealt with to the satisfaction of the Roads Department.

18. In the interests of the proper planning and development of the area.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-

An Bord Pleanala, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

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DUBLIN 1

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

To: R.J. Treacy Esq.
Briar Hill,
Killiney,
Co. Dublin.

Decision Order
Number and Date PA/335/80, 11/12/80.
Register Reference No. E.A. 3109
Planning Control No. 10128
Application Received on 11/11/79

Applicant B. McGreevy

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

proposed 131 houses at Watery Lane, Glendalisk,

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
19. That the Camac River be realigned, as directed by the Sanitary Services Dept; longitudinal and cross sections through the realignment to be submitted for approval following discussion with Sanitary Services Department.	19. In order to comply with Sanitary Services Acts, 1878-1964.
20. That the developer obtain and submit written permission from adjoining property owners to lay sewer over adjoining lands; a 10-metre wide wayleave along this sewer also to be obtained on behalf of the County Council.	20. In order to comply with Sanitary Services Acts, 1878-1964.
21. That the section of road to provide future access to the lands to the north-west be constructed by the developer.	21. In the interest of the proper planning and development of the area.
22. That the applicant consult with the E.S.D. and maintain minimum setbacks required from the lines affecting the site.	22. In the interest of the proper planning and development of the area.
23. That a phasing programme be agreed with Sanitary Services Engineer relative to the availability of a satisfactory water supply.	23. To ensure adequate services are available.
24. That the separation between the open space and the Camac River be the subject of agreement with the Parks Superintendent and the Sanitary Services Engineer.	24. To ensure a satisfactory standard of development.
25. Boundary treatment between site and adjoining properties to be the subject of agreement with the Planning Authority.	25. To preserve privacy of adjoining properties.

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

AB
for Principal Officer

Date: 11th February, 1980.

IMPORTANT: Turn overleaf for further information.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

COUNTY DUBLIN

Planning Register Reference Number: S.A. 2109

APPEAL by Patrick Breslin, of Breslin and Company, 23, Grange Park, Foxrock, Dublin 18 against the decision made on the 11th day of February, 1980, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Bernard McGreevy for housing development comprising 131 houses on a site at Watery Lane, Clondalkin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Planning permission for housing development on this site was granted on appeal by order of the Parliamentary Secretary to the Minister for of Local Government on 24th February 1977 (Planning Register Reference Number K.1515). The development now proposed is a variation of that already approved and no objection is seen to the details of it, provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p>

Contd./.....

SECOND SCHEDULE CONTD.

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Before the development is commenced, the developer shall lodge with Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open spaces, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or failing such agreement shall be as directed by An Bord Pleanála.</p>	<p>2. To ensure the satisfactory completion of the development.</p>
<p>3. All public services such as electrical, communal television and telephone cables required in connection with the development shall be located underground.</p>	<p>3. In the interests of the visual amenity of the area.</p>
<p>4. Public lighting shall be provided on the site in accordance with the standard requirements of the said Council.</p>	<p>4. In the interests of amenity and public safety.</p>
<p>5. The areas shown as open spaces shall be reserved for use as public open spaces and shall be levelled, soiled, seeded and landscaped and be available for use by the residents of the houses on completion of the houses.</p>	<p>5. In the interests of residential amenity.</p>
<p>6. Details of water supply and drainage arrangements including surface water drainage and the method of connection of the development to the public sewerage system, shall be in accordance with the requirements of the planning authority.</p>	<p>6. and 7. To ensure that these parts of the development are carried out to a satisfactory standard.</p>

SECOND SCHEDULE CONTD.

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>7. Details of access to the site, particularly as it affects the River Camac and the treatment of the section of the River Camac adjoining the site shall meet the requirements of the planning authority.</p>	
<p>8. Screen walls, not less than 6 feet in height and suitably capped and rendered, shall be provided at locations to be agreed with the planning authority, so as to screen rear gardens from public view.</p>	<p>8. In the interests of privacy and visual amenity.</p>
<p>9. Each house shall have a front building line set-back of 25 feet and a rear garden depth of not less than 35 feet.</p>	<p>9. In the interests of orderly development and residential amenity.</p>
<p>10. The part of the site expected to be required by the planning authority for the improvement of Watery Lane shall be reserved for that purpose and the boundaries of the land affected shall be marked out on the ground, in consultation with the planning authority, before development is commenced.</p>	<p>10. To facilitate proposed road improvement works.</p>
<p>11. Provision shall be made in the development for possible future access to the lands to the north-west of the site.</p>	<p>11. In the interests of orderly development.</p>
<p>12. The development shall be phased to take account of anticipated progress by the said Council in the provision of improved water supply facilities in the area. The phasing programme shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>12. To ensure that an adequate water supply is available to serve houses as they become available for occupation.</p>

SECOND SCHEDULE CONTD.

Column 1 - Conditions	Column 2 - Reasons for Conditions
13. Boundary treatment between the site and adjoining properties shall be as agreed between the developer and the planning authority or, failing agreement, shall be as determined by An Bord Pleanála.	13. To preserve the privacy of adjoining property.

J. GANNON.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.



Dated this 17th day of July 1980.

AN BORD PLEANÁLA

County Dublin

Planning Register Reference Number: SA 2109

WHEREAS (1) Bernard McGreevy of 151, Howth Road, Dublin 3, made application to Dublin County Council for permission for the erection of 131 houses at Watery Lane, Clondalkin, and the said Council decided to grant the said application on the 11th day of February 1980.

(2) Patrick Breslin of 28, Grange Park, Foxrock County Dublin appealed the said decision to An Bord Pleanála on the 29th day of February, 1980.

(3) The Board in determining the appeal by order dated the 27th day of July, 1980, was of opinion that the appeal was vexatious.

NOW THEREFORE An Bord Pleanála in exercise of the powers vested in it by section 18 of the Local Government (Planning and Development) Act, 1976, hereby directs that the appeal deposit of £10 shall be forfeited to the Board.

J. GANNON.



Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 31st day of July 1980.

AN BORD PLEANÁLA

County Dublin

Planning Register Reference Number: SA 2109

WHEREAS (1) Bernard McGreevy of 151, Howth Road, Dublin 3, made application to Dublin County Council for permission for the erection of 131 houses, at Watery Lane, Clondalkin, and the said Council decided to grant the said application on the 11th day of February 1980.

(2) Patrick Breslin of 28, Grange Park Foxrock County Dublin appealed the said decision to An Bord Pleanála on the 29th day of February, 1980.

(3) The Board in determining the appeal by order dated the 27th day of July, 1980, was of opinion that the appeal was vexatious.

NOW THEREFORE An Bord Pleanála in exercise of the powers vested in it by section 13 of the Local Government (Planning and Development) Act, 1976, hereby directs that the appeal deposit of £10 shall be forfeited to the Board.

J. GANNON.



Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this 31st day of July, 1980.

SA 2109

Elsworth Properties Ltd.,
Segrave House,
20 Earlsfort Terrace,
Dublin 2.

13th July, 1984.

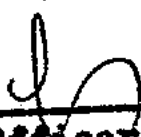
Re: Proposed 131 houses at Watery Lane, Clondalkin for B. McGreevy.

Dear Sirs,

I refer to your submission received on 14th May, 1984, to comply with condition No. 12 of decision to grant permission By ~~an Bord~~ ~~leannala~~, Ref. PL6/5/48976, dated 7/7/80, in connection with the above.

In this regard, I wish to inform you that the submission and the work which has been carried out in relation to the watermain, satisfies the requirements of Condition No. 12.

Yours faithfully,



for Principal Officer.

Elsworth Properties Ltd.,
Segrave House,
20 Earlsfort Terrace,
Dublin 2.

SA.2109

25th June, 1984

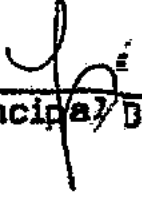
RE: Proposed 131 Houses at Watery Lane, Clondalkin, for B. McGreevy.

Dear Sir,

I refer to your submission received on 26th April, 1984 to comply with Condition No. 13 of decision to grant permission by Order No. PL6/5/48976, dated 7/7/80, in connection with the above.

In this regard, I wish to inform you that the submission is satisfactory in relation to boundary of the site indicated on submission of 26/4/84. The wall should be suitably capped and finished.

Yours faithfully,



for Principal Officer.