

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1173.
1. LOCATION	Ballycragh, Tallaght.	
2. PROPOSAL	435 dwellings.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	24.6.1983.
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Principal Architect, National Building Agency Ltd., Address Richmond Avenue South, Milltown, D/6.	
5. APPLICANT	Name National Building Agency Ltd. Address	
6. DECISION	O.C.M. No. PA/1947/83	Notified 23rd Aug., 1983
	Date 23rd Aug., 1983	Effect Permission, To grant
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 28TH Sept., 1983	Decision Permission refused by An Bord Pleanala
	Type 3rd Party	Effect 22nd Feb., 1984
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	Copy issued by Registrar.
Checked by	Date
	Co: Accts. Receipt No

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

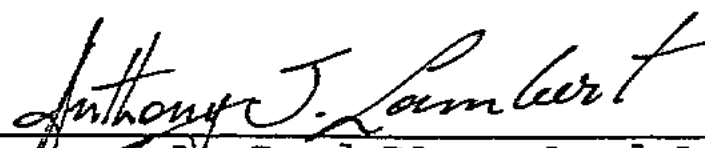
Planning Register Reference Number: Y.A. 1173

APPEAL by Tymon Heights Residents Association care of 233, Tymon Heights, Firhouse, County Dublin against the decision made on the 23rd day of August, 1983, by the Council of the County of Dublin to grant subject to conditions a permission to Dublin Corporation care of the National Building Agency Limited, Richmond Avenue, South Milltown, Dublin for housing development and associated site works on a site at Ballycragh, Tallaght, County Dublin.


DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The road layout is unsatisfactory in that it lacks an hierarchical system and differentiation of the local distributor from the cul-de-sacs. This would result in heavy traffic passing some houses and confusion and speeds likely to contribute to traffic hazard and detract from residential amenity.
2. The distribution of public open space within the site is unsatisfactory and does not comply with the provisions of the Dublin County Development Plan which sets spatial and locational standards for different categories of open space. The Board considers the Development Plan to be reasonable in these respects and attaches importance to correctly distributed open space as a major determinant of residential and visual amenity.
3. No sites are reserved for community or commercial facilities. Although a shopping centre is anticipated nearby, this would lie beyond a major road junction.


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

Dated this 22nd day of February 1984.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/~~Approval~~

Local Government (Planning and Development) Acts, 1963-1982

To National Building Agency,
Richmond Ave., South,
Milltown,
Dublin 6.

Applicant Dublin Corporation.

Decision Order Number and Date PA/1987/83: 23/8/83
YA 1173

Register Reference No.

Planning Control No.

Application Received on 24/6/83


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 construction of 433 dwellings at Ballyeragh, Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That each proposed house be used as a single dwelling unit.</p>	<p>3. To prevent unauthorised development.</p>
<p>4. That a financial contribution in the sum of £280,000. 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 the development; this contribution to be paid before the commencement of development on the site.</p>	<p>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.</p>
<p>5. That houses nos. 318-338 incl., be omitted from the proposed development to provide for a playlet and internal open space to serve the development. An internal linking pedestrian access to this open space shall be provided to serve houses at the eastern portion of the development.</p>	<p>5. In the interest of the proper planning and development of the area.</p> <p style="text-align: center;">(Cont.....)</p>

Signed on behalf of the Dublin County Council

 For Principal Officer

Date 23rd August, 1983.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That areas shown as car parking facilities and hard & landscaped areas be omitted from the development. Specific proposals for the treatment of these areas shall be submitted by the applicants and agreed with the Dublin County Council; e.g. inclusion into adjoining gardens walls etc.
7. Houses nos. 133-138 incl; and 270-281 incl to be provisionally omitted from the proposed development pending clarification of the roads plan for the area as it affects the reservation for the Southern Cross Route at this location.
8. The applicant shall construct the realigned Bohernabreena Road along the site frontage to the requirements of the Roads Dept. of Dublin County Council. The realigned section shall be set out on site by the applicant and be checked by an Engineer from the Roads Department of Dublin County Council.
9. Houses nos. 88-90 incl., and 91-112 incl., fronting onto Oldcourt Road shall be omitted from the proposed development pending the completion of works to realign the Oldcourt Road.
10. Applicant shall submit full details of the proposed boundary treatments of the site:-
 - a) where it adjoins Bohernabreena Cottages;
 - b) adjoining Bohernabreena Road at the north western boundary of the site; details to be agreed with the Dublin County Council;
 - c) providing for a linking footpath between the two existing footpaths on Oldcourt Road passing the site.
11. The housing layout at the northern boundary of the site at the junction of the Bohernabreena & Oldcourt Roads shall be redesigned to provide for improved use of the land available for an improved boundary treatment.
12. The housing layout at the south eastern corner of the site shall be re-designed to provide for improved land-use to facilitate the extension of the housing development at a later date. Details to be agreed with the Dublin County Council.
13. The applicants shall make provision for two separate residential shop units to serve the development. The shops to be located close to the two proposed access points to the development. Details to be submitted to and agreed with Dublin County Council.

6. In the interest of the proper planning and development of the area.
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(Cont....)

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 An 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, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.
 (1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
 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

Tel. 724755(Ext. 262/264)

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

Notification of Decision to Grant Permission ~~to~~
Local Government (Planning and Development) Acts, ~~1963-1976~~ 1963-1982

To: **National Building Society Ltd.,**
Richmond Avenue South,
Milltown,
Dublin 6.

Decision Order Number and Date **PA/1947/83, 23/8/83**
Register Reference No. **TA, 1173**
Planning Control No.
Application Received on **24/6/83**

Applicant **Dublin Corporation**

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 ~~to~~ for:-

Proposed construction of 435 dwellings at Ballynash, Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
14. 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.	14. To protect the amenities of the area.
15. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	15. In the interest of amenity.
16. 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.	16. In the interest of amenity and public safety
17. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	17. In the interest of the proper planning and development of the area.
18. 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.	18. In the interest of the proper planning and development of the area.
19. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	19. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:.....
for Principal Officer

Date: **23rd August, 1983.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>20. 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.</p>	<p>20. 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.</p>
<p>21. 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.</p>	<p>21. In the interest of the proper planning and development of the area.</p>
<p>22. 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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.</p>	<p>22. In the interest of visual amenity.</p>
<p>23. 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 such taken in charge by the Council.</p> <p>NOTE: It should be requested of the applicants that the boundary of the open space area at the southern end of the site should be extended to the natural field boundary. This would facilitate the provision of two junior sized playing pitches. Credit will be given to the applicants for this additional active open space in the consideration of other residential developments they may propose in the area.</p>	<p>23. In the interest of the proper planning and development of the area.</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.
 Blocks 6 & 7, Irish Life Centre, Lr. Abbey St.,
 See previous page

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.