

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.15455	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA843 <b>S</b>
1. LOCATION	Oldbawn, Tallaght, Co. Dublin.		
2. PROPOSAL	Revisions to School Site & housing layout and 17 additional houses and revised open space		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 22.5.78	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name John P. Keenan, Address 10 South Frederick Street, Dublin 2.		
5. APPLICANT	Name Brenna & McGowan, Address Greenhills Road, Tallaght, Co. Dublin.		
6. DECISION	O.C.M. No. P/1904/78 Date 26/5/78	Notified 31st May, 1978 Effect To Grant Permission	
7. GRANT	O.C.M. No. PBD/78/80 Date 5th Feb, 1980	Notified 5th Feb, 1980 Effect Permission granted	
8. APPEAL	Notified 19th June, 1978 Type 3rd Party	Decision 1st Feb. 1980 Effect Appeal withdrawn	
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

742951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2.

PBD/78/80

Notification of Grant of Permission/Approval **XXXXX**

Local Government (Planning and Development) Acts, 1963 & 1976

To: **John P. Keenan, Esq.,**

Decision Order **P/1904/78: 26/5/78**  
Number and Date

**10 South Frederick Street,  
Dublin 2.**

Register Reference No. **R.A. 843.**

Planning Control No. **15455**

Application Received on **22/5/78**

Applicant **Brennan & McGowan.**

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

**Proposed revisions to housing layout to western section of overall residential development at Aylesbury Estate, Old Bawn, Tallaght (including revisions to proposed school site, 17-No. additional dwellinghouses and revised open space).**

CONDITIONS	REASONS FOR CONDITIONS
1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as is in the conditions hereunder otherwise required.	1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. Prior to the commencement of development on this site revised arrangements shall be made by the developers with the Planning Authority with respect to the method of payment of the balance of £76,300 of the financial contribution required in respect of this estate by Condition No. 4 of Order No. P/1270/76- dated 30/4/76 - Reg Ref. H.2740 and No. 2 of order No P/4216/76 dated 17/12/76 (K.2549).	2. 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.
3. Prior to commencement of development security for the completion and maintenance until taken in charge of this estate in accordance with the phasing agreement between the Planning Authority and the developers as set out in letter dated 16/9/76 (Ref. BN483) shall be lodged with the Planning Authority.	3. In the interest of the proper planning and development of the area.
4. No development of any permitted houses shall take place until large scale details (1:500 scale) of the plots have been submitted indicating that the house type proposed can be accommodated without infringing	4. In the interest of amenity and to ensure adequate open space about dwellings.

Continued/

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

5/2/80

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

a minimum 25-ft building line and a back to back distance of not less than 70-ft between houses.

5. The western boundary of house plots 809, 810, 818 and 829 shall be located not more than 9-ft from their western gables and the west of that boundary shall be utilised as open space and pedestrian access.

6. Pedestrian footpaths 2m wide shall be provided linking roads 29 and 26 with the spur road north of the school site and road 20 with 21 at their western extremities and linking roads 21 and 22 with the distributor to the east.

7. A footpath shall be provided as part of this development along the western side of road 23 and to the south of the cul-de-sac's spur to the north of the primary school site.

8. No development of the area south of road 21 shall take place until the large scale details requested in 4 above are augmented by road and house levels together with finished ground levels/treatment have been detailed to the satisfaction of the County Council (including provision of turning bay).

9. That condition No 4 of order No: P/3499/77 dated 29/9/77 (Reg. M.853) - excluding condition Nos. 5, 10, 12, 20, 21, 22, 25, 28, 30, and 31 of Order No: P/1270/76 dated 30/4/76 (Reg. H.2740) be adhered to in respect of this development.

10. That the area coloured green shown as open space on Drawing No. 7521/10 submitted to the Council on 22/5/78 be forthwith, levelled, soiled, seeded, landscaped and developed in accordance with the plan approved by the County Council and be available for use by residents on completion of their dwellings. Site offices materials, plant stores and ancillary equipment are not to be located on the areas proposed for open space purposes.

5. In the interest of amenity and to provide for pedestrian leads / movement in safety.

6. In the interests of safe pedestrian circulation.

20. In the interest of traffic safety.

8. In the interest of amenity and traffic safety.

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.

for Principal Officer.

Continued/.



# DUBLIN COUNTY COUNCIL

2951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2.

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

To: **John P. Keenan, Esq.**  
**10 South Frederick Street,**  
**Dublin 2.**

Decision Order Number and Date **P/1904/78: 26/5/78**  
Register Reference No. **R.A. 843.**  
Planning Control No. **15455**  
Application Received on **22/5/78**

Applicant **Brennan & McGowan.**

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

**Proposed revisions to housing layout to western section of overall residential development at Kylesbury estate, Old Bawn, Tallaght (including revisions to proposed school site, 17 No. additional dwellinghouses and revised open space)**

CONDITIONS	REASONS FOR CONDITIONS
11. That the necessary land required for school purposes be reserved as such.	11. In the interest of the proper planning and development of the area.
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 the 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.
14. That the screen walls shown on the plans submitted be constructed in block or similar durable materials not less than 2-metres in height suitably capped and rendered 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.	14. In the interest of the proper planning and development of the area.

Continued/....

Signed on behalf of the Dublin County Council:

For Principal Officer

Date:

5/2/80

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

15. Existing mature trees and landscape features shall be maintained as far as practicable to planting of additional trees and landscaping of the entire development shall be carried out in accordance with a planting and landscaping scheme to be submitted to and agreed with the Parks Superintendent.

16. That the water supply and drainage arrangements including the disposal of surface water is to be in accordance with the requirements of the County Council. The applicants must arrange for any necessary replacement alterations or diversion of existing drainage services already constructed on this western portion of the estate at their own expense.

17. Construction of that portion of the road described as Firhouse Road West between the west junction with road No. 20 to the east boundary of the lands in the ownership of Dublin Corporation north-west of road No. 29 shall be completed conjointly with the completion of the development on the western section of the Aylesbury Estate.

18. That before development commences Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

15. In the interest of amenity.

16. In order to comply with the Sanitary Services Acts 1878-1964.

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

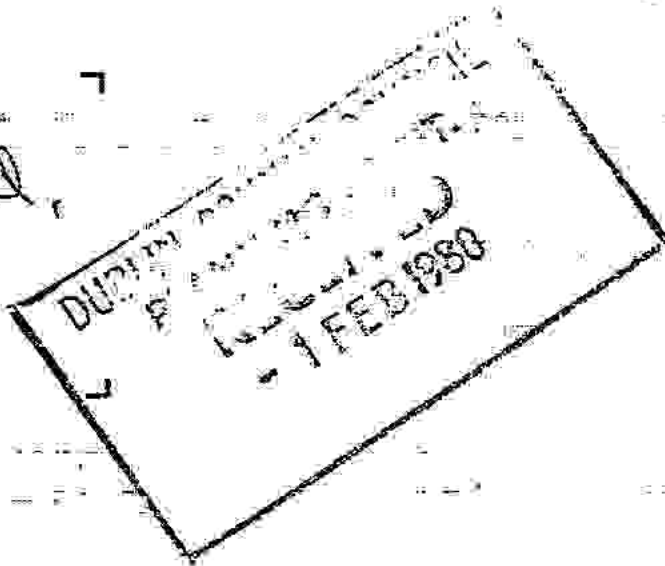
18. In order to comply with the Sanitary Services Acts, 1878-1964.

  
For Principal Officer.

# An Bord Pleanála

PL 6/5/42398

The Secretary  
Dublin Co. Council,  
Planning Dept.



Date 1st February 1980

Your Ref RA843.

Appeal re Revised layout, alterations to scheme  
217 add. houses at Aylesbury Est.  
Oldbawn, for Breanan & McGowan  
Aylesbury Res. Assn. agreed

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

Elizabeth Murray

Letter SFO

M. Tinnan ASE

Holbrook House,

Holles Street,

Dublin 2.

Telephone (01) 763901