

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.16991/9043/ 8830	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA2143
1. LOCATION	Deansrath, Fairview, Clondalkin, Co. Dublin S		
2. PROPOSAL	714 houses & ancillary development & shopping scheme		
3. TYPE & DATE OF APPLICATION	TYPE O/P	Date Received 22.12.78	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name O'Malley & Bergin, Address 23 Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name Raheen Estates, Ltd., Address C/o James Fagan, 58 Parnell Square, Dublin 1.		
6. DECISION	O.C.M. No. P/784/79 Date 21/2/79		Notified 21st February 1979 Effect To grant outline per- mission
7. GRANT	O.C.M. No. P/1425/79 Date 19th July, 1979		Notified 19th July, 1979 Effect D. 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.	

$p(1425) = 19$

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

To :

O'Malley & Hergin.
33, Fitzwilliam Place,
Dublin, 2.

Register Reference No. R.A. 2145.
Planning Control No. 16991/9043/8830
Application Received on 22/12/78

Applicant : **Rehson Estates.**

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

Proposed 714-houses and shopping scheme and ancillary development at Deenerath, Fairview, Clonsilla.

Conditions	Reasons for Conditions
1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.	1. In the interest of the proper planning and development of the area.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitates this development; this contribution to be paid before the commencement of development, on the site.	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. That in addition to the standard financial contribution required by condition 2, the applicant to pay an additional contribution to the Council of £250, per house in respect of those houses located south of St. John's Road. This contribution is to be applied to the cost of the construction of the proposed Newlands to Fonthill Road, from the New Manor Road to the Camac River. This road and its subsequent extension by adjoining owner will provide the permanent access to these lands.	3. In the interest of the proper planning and development of the area.
4. That no development take place on the construction of house in the area south of St. Johns Road until such time as the permanent access from the proposed XXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX Manor /Newlands Road is available. A temporary connection to the Old Ness Road as shown is unacceptable.	4. In the interest of the proper planning and development of the area.

and on behalf of the Dublin County Council :

~~County Secretary.~~
XXXXXXXXXXXX

Form 2

For Principal Officer.

Date :

19 JUL 1978

IMPORTANT: The outline Permission is subject to further APPROVAL being obtained in accordance with Article 5 of the Local Government (Planning & Development) Act, 1963, (Permission) Regulations 1964 prior to commencement of the development.

5. That in addition to the financial contributions required under conditions 2 and 3 above, an additional contribution to be determined by the Planning Authority be paid by the applicant towards the cost of the acquisition of land and construction of road connecting the Old Mangor Road to the New Mangor Road.
6. That no development take place on the housing development in that area north of the Camac River until such time as the road link between the old and New Mangor Road has been completed and is available for use.
7. That this permission does not imply that the proposed internal layout is considered acceptable to the Planning Authority. In this regard the applicant should consult with adjoining land owners to co-ordinate development in the area generally. The applicant to consult with the Planning Authority and the Roads Engineer prior to submission of detailed plans.
8. That the land required for the proposed Slot Road at the east side of the site be made available immediately in order that the Council can initiate the necessary steps and the provision of suitable access to the applicant's land. The applicant to confirm in writing as soon as possible that this land is available.
9. That all the class I public open space be located north of the Camac River. Public open space to be provided in accordance with the requirements of the Development Plan.
10. That the location of the 600 mm. main be such that permanent wayleaves be provided to ensure that no permanent building shall be located within 8 metres of centre line of the watermain. Location of this main in pedestrian ways, as shown, is unacceptable.

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

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

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

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

9. In the interest of visual amenity.

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

WF

for Principal Officer.

19 JUL 1979

DUBLIN COUNTY COUNCIL

P/1425/79

2951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Outline Permission Local Government (Planning and Development) Act, 1963

To : **D'Halley & Bordin,**
33 Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date..... **P/784/79: 21/2/79**

Register Reference No..... **R.A. 2143**

Planning Control No..... **16991/9043/8830**

Application Received on..... **22/12/78**

Applicant : **Rahoon Estates.**

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

Proposed 714-houses and shopping scheme and ancillary development at Desonerath,
Fairview, Clondalkin.

Conditions	Reasons for Conditions
<p>11. That in relation to the development of the land adjacent to the Mangor Road a 33% of phasing per annum will apply due to limitation of the foul sewer system.</p> <p>12. That the applicant consult with Sanitary Services Engineer to determine the catchment area, the size of sewers and the treatment of the stream.</p> <p>13. That the necessary improvements to the old Mangor Road as required by the Roads Engineer be incorporated into the development.</p> <p>14. The applicant to construct the Local Distributor Road from the Old Mangor Road to the western boundary of his site and provide a mini roundabout at the junction with the Old Mangor Road.</p> <p>15. That the applicant agree with the Planning Authority and the adjoining landowners a plan relative to the provision of schools, church, shops and other community facilities. In this regard the amount of shopping floor space on applicant's land to be limited to 7,500-sq. ft.</p> <p>16. That no development of a residential, industrial or commercial nature will be permitted on the 2.567 acre field designated as part of the primary school site.</p> <p>17. That cognisance be taken of the 38KV line traversing the site with a view to determining a satisfactory location for it.</p>	<p>11. In the interest of the proper planning and development of the area.</p> <p>12. In order to comply with the Sanitary Services Acts, 1878 - 1954.</p> <p>13. In the interest of road safety.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p>

(Contd. Over/...)

Signed on behalf of the Dublin County Council : *AF*

George Sweeney
XXXXXXXXXXXX

Form 2

Date : **21st February, 1979.**
19 JUL 1979

IMPORTANT: The outline Permission is subject to further APPROVAL being obtained in accordance with Article 5 of the Local Government (Planning & Development) Act, 1963, (Permission) Regulations 1964 prior to commencement of the development.

18. That the estate be laid out in such a manner that houses do not back onto proposed slot road, i.e., north-east corner of site.

NOTE: The applicant is advised that there are existing full planning permissions on some of adjoining land. The applicant should ascertain the effect that these developments have on applicant's proposed layout.

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

LF

for Principal Officer.

19 JUL 1979