

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.15455	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA1071
1. LOCATION	Oldbawn, Tallaght, Co. Dublin		
2. PROPOSAL	Revisions to school site & Housing layout to western section of overall layout		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 28.6.78	Date Further Particulars (a) Requested 17/8/78 (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Mr. J.P. Kennan, Address 10, Sth, Frederick Street, Dublin 2.		
5. APPLICANT	Name Brennan & Mc Gowan Ltd., Address Greenhills Road, Tallaght, Co. Dublin		
6. DECISION	O.C.M. No. P/4387/78 Date 3/11/78		Notified 9th November 1978 Effect To grant permission
7. GRANT	O.C.M. No. P/14/79 Date 9/1/79		Notified 9th January 1979 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. _____	

DUBLIN COUNTY COUNCIL

Tel. 742951 (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: **Mr. John P. Keenan,**
10 South Frederick Street,
Dublin 2.

Decision Order
Number and Date **P/4387/76: 3/11/76**

Register Reference No. **R.A. 1871**

Planning Control No. **15455**

Application Received on **28/4/76**

Add. Inform. rec'd: **21/9/76**

Applicant **Stanley J. McGowan.**

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

Proposed revisions to previously approved school site and housing layout to western section of overall layout at Oldbawn, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
1. That the development be carried out and completed strictly in accordance with the plans and specifications lodged with the application, save as is in the conditions hereunder otherwise required. 2. Prior to 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 £76,300.00 of the financial contribution required in respect of this estate by Condition No. 4 of Order No. P/1370/76, dated 30/4/76 - Reg. H. 2740 and No. 2 of Order No. P/4216/76, dated 17/12/76 (K. 2349). 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 (Reg. H. 243), shall be lodged with the Planning Authority. 4. The western boundary of house plots 809, 810, 814 and 815 shall be located not more than 4-ft. from their western gables and the lands west of that boundary shall be utilised as open space and pedestrian access. 5. Pedestrian footpaths 3-m. wide shall be provided linking roads 23 and 26 with the spur road north of the school site and roads 20 and 21 at their western extremities and linking roads 21 and 22 at the distributor to the east.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. 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. In the interest of the proper planning and development of the area. 4. In the interest of amenity and to provide for pedestrian movements in safety. 5. In the interests of safety of pedestrian circulation.

(Contd. Over/...)

on behalf of the Dublin County Council:

for Principal Officer

Date:

2 JAN 1979

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

6. A footpath shall be provided as part of this development along the western side of road 22 and to the south of the cul-de-sac's spur to the north of the primary school site.

7. No development of the area south of road 21 shall take place until the large scale details requested 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).

8. That Condition No. 4 of Order No. S/2499/77, dated 29/9/77 (Reg. N. 853) excluding condition Nos. 5, 10, 12, 20, 21, 22, 23, 24, 25 and 31 of Order No. P/1270/76, dated 30/4/76, (Reg. N.2740) be adhered to in respect of this development.

9. That the area coloured green shown as open space on Drawing No. 75210 submitted to the Council on 22/5/78 together with area J at the east side of the site immediately adjoining the Old Barn Road, be forthwith, levelled, rolled, 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.

10. That the necessary land required for school purposes be reserved as such.

11. That all watermain tapping branch connections, sweeping 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. 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.

6. In the interest of traffic safety.

7. In the interest of amenity and traffic safety.

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

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.

11. 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.

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

(Contd....)

P. J.
For Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (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: Mr. John P. Noonan, Decision Order
10 South Frederick Street, Number and Date P/4357/78: 3/11/78
Dublin 2. Register Reference No. R.A. 1071
Applicant Brennan & McEwen, Planning Control No. 15455
Application Received on 20/6/78
Add. Inform. rec'd 21/9/78

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

~~Proposed revisions to previously approved school site and housing layout to western section of overall layout at Didsbury, Tallaght.~~

CONDITIONS

13. Existing mature trees and landscape features shall be maintained as far as practicable and 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 approved by the Parks Superintendent.
14. 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.
15. Construction of that portion of the road described as Fishhouse Road West between the west junction with Road No. 15 to the west 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.
16. That before development commences, Building Bye-Laws approval shall be obtained and any conditions of such approval shall be obtained in the development.

REASONS FOR CONDITIONS

13. In the interest of amenity.
14. In order to comply with the Sanitary Services Acts, 1878 - 1964.
15. In the interest of the proper planning and development of the area.
16. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. Over/...)

On behalf of the Dublin County Council:

for Principal Officer

Date:

- 9 JAN 1979

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

17. That house Nos. 408 and 409 be omitted from the development so as to ensure that the open space boundary of area K is in conformity with boundary previously approved by Order No. P/1904/78, dated 26/5/78.

18. That a screen boundary wall be not less than 2-metres high, be suitably capped and rendered, be provided at the boundaries of the open space J at the east side of the estate adjoining Old Main Road and Fishhouse Road west.

19. That the screen walls shown on the plans submitted be constructed in block or similar durable materials not less than 2-metres high, suitably capped and rendered at the necessary locations so as to screen rear gardens from public view. The specific locations and extent and finish of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

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

18. In the interest of residential amenity.

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

P.T.
For Principal Officer.

P. 3220-78

17.8.78

N. 1071.

P.C. 15455

17th August 1978.

John P. Keenan, Esq.,
10 South Frederick St.,
Dublin 2.

Re: Proposed revisions to previously
approved school site and housing layout
to western section of overall layout
at Oldbawn, Tallaght, for Brennan & McGowan.

A Chara,

With reference to your planning application received
here on the 28th June 1978 in connection with the above
I wish to inform you that before your application can
be considered under the Local Government (Planning and
Development) Acts, 1963 and 1976 the following additional
information must be submitted in quadruplicate:-

1. Further information is required which should provide for:-
 - a) Clarification of the feasibility of providing a clear
effective 35-ft depth of rear garden from the rear
most portion of house types now proposed at north/
Western portion of the site north of the proposed
school site. A detailed layout to the scale of 1:500
as an extension to Dr. No. D. 321/68 dated July '77.
previously submitted is required. The applicant's
must also ensure that adequate separation satisfactory
to the Roads Engineer from the north west motorway
link is provided. Clarification of the boundaries
to open space area "J" including the applicant's
proposals for the retention of or re-location of the
existing house access gates and driveway in relation
to the open space area. The detailed treatment of the
boundaries to this open space area "J" is also
required.

Mine, in mine,


for. Principal Officer.