

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13576/11095	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K. 891
1. LOCATION	Fortunestown, Tallaght, Co. Dublin		
2. PROPOSAL	Major Residential Community (incorporating 3,715 Houses)		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1. 21/6/76 1. 15/10/76 2. 14/12/76 2. 28/1/77
4. SUBMITTED BY	Name	Shesgreen Keaney and Partners, 39 Upper Fitzwilliam Street, Dublin 2.	
5. APPLICANT	Name	Fortunestown Holdings Limited, Address C/o Shesgreen Keaney and Partners, 39 Uper. Fitzwilliam St., Dub. 2	
6. DECISION	O.C.M. No.	P/1216/77 15/4/77 Date P/1216/77 15/4/77	Notified 15th April, 1977 To Grant Outline Permiss- Effect 15th April, '77 ion To Grant Permission
7. GRANT	O.C.M. No.		Notified Effect
8. APPEAL	Notified	6/5/77	Decision Effect WITHDRAWN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.	Housing Act Permission Granted 12/2/75		

Prepared by

Copy issued by Registrar.

Checked by

Date

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

42951 (Ext. 131)

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

To :

Decision Order **P/1216/77 : 15/4/77**
Number and Date.....

Shesgreen Keaney & Partners,

Register Reference No. **K. 891**

Architects,

12576/11095

39, Upr. Fitzwilliam Street,

Planning Control No. **22/4/76**

Dublin 2. Fortunestown Holdings Ltd.

Application Received on **15/10/76**
Addit. Info. recd: **28/1/77**

Applicant :

In pursuance of its functions under the above-mentioned Act 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 Outline Permission for **residential community at Fortunestown, Tallaght. Outline permission ~~for~~ ~~residential community at Fortunestown, Tallaght.~~ ~~for the balance of Sector B, including neighbourhood centre~~ No. 3, Sector D, Sector B and Sector C, and for the District Centre.**

SCHEDULE 2.

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions

Reasons for Conditions

1. Residential densities shall conform generally to those set out in the approved action plan for the Fortunestown Area - i.e. in the residential sectors, north of the Motorway reservation, nett residential densities as per approved action plan shall not be in excess of 10 houses per acre, and in the sector, south of the reservation, nett residential density shall not exceed 7 houses per acre. Subject to conformity to the overall houses nos., as set out in the action plan, higher nett densities would be acceptable within portions of each neighbourhood.
2. The Neighbourhood Structure and major land use elements (schools, neighbourhood centres, public open space, roads etc.) shall conform generally to the approved action plan for the area. The proposed Secondary School between "Sector A" and "Sector B" shall be re-located as per the approved action plan, just north of the Motorway reservation. Housing development would be acceptable on the former Secondary School site (as per action plan). Provision shall be made for a pedestrian route running from north to south along the Secondary School Site. Each major housing area should have a 2-2½ acre central unit of open space containing one fully equipped and landscaped playlot not less than 0.25 acres in extent.

1. In accordance with the approved action plan for the area having regard to the proper planning and development of the area.
2. In accordance with the approved action plan for the area having regard to the proper planning and development of the area.

Done on behalf of the Dublin County Council :

Senior Administrative Officer.

Date : **15th April, 1977.**

IMPORTANT : Turn overleaf for further information.

Form 1

Conditions

Reasons for Conditions

3. The position of the Walkinstown/Embankment Road, and the Southern Cross Route shall be as shown on Roads Drawing Nos. 346/1-4 and on the approved action plan for Fortunestown. No frontage development on these major roads will be permitted.
4. The design of the layout of residential areas shall incorporate amenity open spaces in accordance with Development Plan Standards. Peripheral roads in Sectors B and D should preferably be designed with frontage development overlooking the major area of public open space.
5. The detailed design of housing areas should provide for a variety of house types, frontage widths, and back garden lengths.
6. (a) The extent, shape, and treatment of the major public open spaces shall be as agreed with the Parks Department. The detailed submission for approval shall include a landscape plan and development programme for these areas to be submitted and agreed with the Parks Department before any development commences. Alternatively, the area defined as public open space shall be handed over to the County Council with a financial contribution, to cover the cost of complete development of the open space (£135 per house) including the provision of grading, levelling, land drainage, and seeding, the provision of pedestrian paths, hard surface play areas, and landscaping in the form of tree and shrub planting, together with

3. In accordance with the approved action plan for the area having regard to the proper planning and development of the area.
4. In the interests of residential amenity.
5. In the interests of residential amenity.
6. In order to provide for the adequate and satisfactory provision of playing space accommodation on the public open space.

Note :

If there is no appeal to the Minister for Local Government against this decision *Outline Permission* 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 Act has been withdrawn, the Council will grant the *Outline Permission* after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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 :—

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

It should be noted that an Outline Permission is a permission subject to the subsequent approval of the Planning Authority and that, until such approval has been obtained to detailed plans of the development proposed, the development is not authorised.

DUBLIN COUNTY COUNCIL

42951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

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

To :

Decision Order
Number and Date **P/1216/77: 15/4/77**

**Shesgreen Keaney & Partners,
Architects,**

Register Reference No. **K. 891**

39, Upr. Fitzwilliam Street,

Planning Control No. **12576/11095**

DUBLIN 2.

Application Received on **22/4/76**

Applicant : **Fortunestown Holdings Ltd.**

Addit. Info. recd: **15/10/76
28/1/77**

In pursuance of its functions under the above-mentioned Act 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 Outline Permission for **residential community at Fortunestown, Tallaght, Outline permission ~~is~~ ~~for~~ the balance of Sector E, including neighbourhood centre No. 3, Sector D, Sector B and Sector C, and for the District Centre.**

SUBJECT TO THE FOLLOWING CONDITIONS :

SCHEDULE 2.

Conditions	Reasons for Conditions
6. (a) boundary fencing where required before development commences.	
6. (b) The minimum width of the open space area between Sector E and Sector B shall be 350 yards.	6. In order to provide for the adequate and satisfactory provision of playing pitch accommodation on the public open space.
7. The phasing of the development covered by this outline permission shall be agreed with the Planning Authority. In this regard, it should be noted that the development of Sector C will be the final phase of the development.	7. In the interests of orderly planning.
8. The distributor Roads shall meet the standards set out by the Roads Department.	8. In the interests of traffic safety.
9. 2 1/2 acres shall be reserved within the district centre for the Eastern Health Board. The site shown for Church Community Centre, south of the district centre shall be reserved as such.	9. To ensure appropriate provision of community facilities.
10. 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 facilitate this development; this contribution to be paid before the commencement of development on the site.	10. In the interest of the proper planning and development of the area.
11. Public houses shall be integrated into the design of district or neighbourhood centres. The site reserved for public house shall be utilized as per original application for residential development.	11. In the interests of the proper planning and development of the area.

Done on behalf of the Dublin County Council :

[Signature]
Senior Administrative Officer.

Date : **15th April, 1977.**

IMPORTANT : Turn overleaf for further information.

Form 1.

Conditions	Reasons for Conditions
12. In the design of layouts generally and in particular, in connection with Sector C, regard shall be had to existing landscape features and to the topography of the site, in order to achieve a high standard of residential development.	12. In the interests of residential amenity.
13. Reservation to be made for proposed new major watermain, which will generally follow the line of the Dublin Corporation (Ballyboden) watermain.	13. In the interests of orderly planning.
14. 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 road works in this area which will facilitate the proposed development.	14. In the interest of the proper planning and development of the area.
15. That details relating to layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.	15. In the interest of the proper planning and development of the area.
16. That permission shall cease to have effect after the expiration of two years from the receipt thereof by the applicant therefor and such time thereafter as is necessary for the Planning Appeals Board to determine any appeal unless within that time approval has been notified to those matters referred to in the above conditions.	16. In the interest of the proper planning and development of the area and to enable the Planning Authority to reassess the proposal in the light of conditions at the date of expiry of this permission.
<p>NOTE: The outline permission does not refer to any areas outside the dotted line on Drawing No. 283/20, dated August 1976, which indicated the lands within the ownership of the applicants.</p>	

Note :

If there is no appeal to the Minister for Local Government against this decision **OUTLINE PERMISSION** 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 Act has been withdrawn, the Council will grant the **OUTLINE PERMISSION** after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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 :—

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

It should be noted that an Outline Permission is a permission subject to the subsequent approval of the Planning Authority and that, until such approval has been obtained to detailed plans of the development proposed, the development is not authorised.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/~~XXXXXX~~
Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date **P/1215/77 15th April, 1977**

Shengreen Keaney & Partners.

Register Reference No. **K. 001.**

Architects,

Planning Control No. **12576/11098**

39, Upz. Fitzwilliam St., Dublin, 2.

Application Received on **22/4/76**

Applicant: **Fortunestown Holdings Ltd.**

Housing Act Permission - **HA.69/354. 12/2/76**
Add. Inf. recd: **15/10/76 and 28/1/77.**

In pursuance of its functions under the above-mentioned Act 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 ~~XXXXXX~~ for

Proposed residential community at Fortunestown, Tallaght. The full permission

for Sector A and portion of Sector E ~~should be subject to the following conditions:~~

SUBJECT TO THE FOLLOWING CONDITIONS:

SCHEDULE. 1.

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. That development is not to commence until approval under the Building Bye-laws has been obtained and any conditions of such approval shall be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That each dwellinghouse be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £202,500 (Two hundred and two thousand, five hundred pounds) 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.	4. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. 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, car parks, sewers, watermain or drains has been given by:- (a) Lodgement with the Council of approved Insurance Co. Bonds in the sum to be agreed which shall be kept in force by the developer until such time as the	5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

Continued.

on behalf of the Dublin County Council:

for

E. O'Brien
Senior Administrative Officer

Form 3

Date:

15/4/77

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>5. (a) roads, open space, car-parks, sewers, water-mains and drains are taken-in-charge by the Council.</p> <p>(b) Lodgement with the Council of an agreed sum 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>(c) Lodgement with the Planning Authority of a letter of guarantee issued by anybody 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 and such lodgement in any case has been acknowledged in writing by the Council.</p> <p>6. Residential densities shall generally conform to be the Council's approved action area plan. House Nos. shall not exceed 1160 in total for these areas, viz Section A parts 3a and 3b of Section E.</p> <p>7. The Walkinstown/Embarkment Road Line shall be as shown on Road Drawing No. 346/1 - 346/4 and on the approved action area plan for the area, and the layout including "local distributor road B" shall be modified accordingly. Houses shall be omitted in accordance with Schedule 4 to this permission consequent on the adjustment of the road line.</p> <p>8(a) Access to the site shall be along local distributor road C, which shall be constructed by the applicants from the Outer Ring Road to the site boundary in advance of housing development, and by a written agreement, with the Planning Authority, or which shall be constructed in advance of any housing development on the site on foot of a written agreement, including arrangements for financing, with the Planning Authority.</p>	<p>6. In the interests of the proper planning and development of the area, the approved Action Plan for the area it is considered that the No. of structures should be limited to this number.</p> <p>7. In the interests of the proper planning and development of the area, and in accordance with the approved Action Plan for the area.</p> <p>8. In the interests of the proper planning and development of the area, and in accordance with the approved Action Plan for the area.</p>

Continued:

Note:

[Signature]
For Senior Administrative Officer.

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Tel. 742951 (Ext. 131)

Notification of Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date **P/1216/77 15/4/77**

Shengreen Keaney & Partners.

Register Reference No. **K. 091.**

39, Upper Fitzwilliam St.,

Planning Control No. **12576/11095**

Dublin, 2.

Application Received on **22/4/76**

Applicant: **Fortunestown Holdings Ltd.**

Housing Act Permission - **HA.69/354.12/2/7**
Add. Inf. recd: **15/10/76 & 28/1/77.**

In pursuance of its functions under the above-mentioned Act 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 residential community at Fortunestown, Tallaght. The full permission for

Sector A and portion of Sector E ~~shall be subject to the following conditions.~~

SUBJECT TO THE FOLLOWING CONDITIONS:

SCHEDULE 1.

Conditions

Reasons for Conditions

8(b) The proposed temporary access from the Blessington Road is not permitted.

8(c) Access to the site from Fortunestown Lane is not permitted for construction traffic due to its sub-standard width and alignment and because such access would be in serious conflict with the approved Action Plan for the area.

8(d) Frontage development onto Fortunestown Lane is excluded from this permission due to its sub-standard width and alignment and pending its closure to through traffic as envisaged in the approved Action Plan.

9. "Local distributor" roads shall have a carriageway of 30-ft., in width in an overall reservation width of 70-ft., and shall be constructed in accordance with the Roads Department's Specifications. All buildings shall be set back a minimum of 30-ft., from the road reservation for Local Distributor Roads. They shall be phased as follows:

"Local Distributor Roads C and E"

lying within the ownership of the applicant's shall be constructed before any houses in Sections 1C and 1E are made available for occupation. No further housing in Sector A or Sector E shall be constructed in advance of the Written Agreement with the adjoining land owner & consenting to the construction of Local Distributor Roads C and E lying outside the applicants ownership. The balance of Local Distributor Road C and Local Distributor E to the entry point to the Secondary School

9. To ensure construction of said major roads on a phased basis relative to the overall development, and in view of the magnitude of the proposed development (producing ultimately end population since 12,000 persons) it is essential that the road be laid in the manner prescribed.

Continued:

on behalf of the Dublin County Council:

for

[Signature]
Senior Administrative Officer

Date:

15/4/77

Form 3

IMPORTANT: Turn overleaf for further information

Conditions

Reasons for Con

9. Site to be constructed before houses in areas 1A and 1B are made ready for occupation. Local Distributor Road B shall be constructed as far as its western junction with Fortunetown Lane before any houses in Sector 3A are made ready for occupation. Local Distributor Road B shall be constructed as far as the entrance to the Primary School Site, south of Neighbourhood Centre 3 before any houses in Area 3B are made ready for occupation.
10. That a financial sum of £250,000 be paid by the developers to Dublin County Council as a contribution towards expenditure which the County Council has incurred on the provision of the Outer Ring Road from the Blessington Road and towards expenditure which the County Council proposes to incur on the provision of the remainder of the Outer Ring Road running northwards to connect with the Ness Road Dual Carriageway. The time and method of payment shall be agreed between the developers and the County Council before the development is commenced.
11. Areas shown as Secondary School (between Sections A and E) Primary School Sites (adjoining District Centre to the North and adjoining Neighbourhood Centre 3 to the south). Neighbourhood Centre Sites (Nos. 3 and 1) shall be reserved as such. (The Primary School Site in Section A is accepted only because it is within the ownership of the applicants. Should the applicants make available a site in the vicinity of that indicated on the approved Action Plan consideration would be given for housing development on this site). Note: Neighbourhood Centre No. 3, would be better located at the junction of Local Distributor Roads A and B. Should the applicants make such a proposal and incorporate suitable phasing arrangements, consideration would be given to

10. The provision of such a road in the area by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing the road.

11. To ensure that land is reserved for the facilities in question.

Continued:

XXXXXX

for Senior Administrative Officers

Note:

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date **P/1216/77 15/4/77**

Shengreen Keeney & Partners.

Register Reference No. **K. 891**

39, Upr. Fitzwilliam St.,

Planning Control No. **12576/11096**

Dublin, 2.

Application Received on **22/4/76**

Applicant: **Fortunestown Holdings Ltd.**

Housing Act Permission - **HA.69/354.12/2/71**
Add. Inf. recd: **15/10/76 & 28/1/77.**

In pursuance of its functions under the above-mentioned Act 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 residential community at Fortunestown, Tallaght. The full permission for Sector A and portion of Sector E should be subject to the following conditions.

SUBJECT TO THE FOLLOWING CONDITIONS:

SCHEDULE 1.

Conditions	Reasons for Conditions
11. to housing development on the Site of Neighbourhood Centre No. 3.	
12. The Public House in Sector A is excluded from this permission. Permission is granted for 9 houses on this site each with 26-ft. frontages based on the layout in Drawing No. 283/16 submitted 22nd April, 1976.	12. In the interests of the proper planning and development and in order to ensure a high level of residential amenity. <i>NOTE:</i> A public house with a gross floor area not exceeding 5,000-sq.ft. would be acceptable in neighbourhood centre No. 1.
13(a) Areas of public open space shall be reserved as such except where otherwise specified. All "reserved sites" shall be incorporated into the central public open space unless otherwise specified. The following portion of the central public open space shall be provided in connection with this permission; the entire central open space north of a line joining the southern end of road No. 13, in area 38 with the rear garden wall of house No. 48, on road No. 13 in area 1C.	13(a) In the interests of the proper planning and development of the area and in accordance with the County Development Plan 1972, and in order to secure satisfactory open space provision in relation to the number, class and structure of the proposed housing development.
13 (b) Houses to be omitted as specified in Schedule 1 to this permission and the sites reserved for and developed as public open space by the developers in accordance with plans which shall be submitted to the Planning Authority and approved by them in writing.	13 (b) In the interests of the proper planning and development of the area and in accordance with the County Development Plan 1972.
14(a) A landscaping plan and development programme for the main areas of public open space shall be submitted and agreed with the Parks Department before any development takes place on the site.	14(a) In the interests of the proper planning and development of the area and in accordance with the County Development Plan 1972.
14. (b) The area defined as public open space shall be handed over to the County Council with a financial contribution to be agreed	14 (b) In the interests of the proper planning and develop-

on behalf of the Dublin County Council:

for

Signature
Continued
Senior Administrative Officer

Form 3

Date:

15/4/77

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
14. (b) with the County Council which will cover the cost of the complete development of the major areas of open space (£155 per house) including the provision of grading, levelling, land drainage, seeding and the provision of pedestrian pathways, hard surface play areas, landscaping in the form of trees and shrub planting and boundary fencing where required; before development commences on the site.	14(b)-ment of the area and in accordance with the Co. Development Plan 1972.
15. Isolated playlots as set out in schedule 2 to this permission shall be omitted and replaced by housing. Revised plans indicating this to be submitted and approved before development commences. Appropriate provision of fully equipped play lots shall be incorporated into the public open space created by the omission of houses in areas 1B and 3A on foot of this permission shall have one fully equipped and landscaped playlot not less than 0.24 acres in extent with an appropriate pedestrian path systems being well provided with trees shrubs and seating.	15. In the interests of the proper planning and development of the area.
16. House type A frontages shall be increased to a minimum of 26-ft as specified in Schedule 3 of this permission and the number of houses reduced accordingly. Revised plans in conformity with this condition to be submitted to and approved by the Planning Authority before development commences.	16. To overcome the basic inflexibility of this house type in accordance with the approved Action Area Plan.
17. Rear garden depths shall be increased to 50-ft, as indicated in schedule 5 to this permission. Revised plans in conformity with this condition to be submitted to and approved by Planning Authority before development commences.	17. To achieve a greater variety in layout and to loosen the inflexible grid which has been proposed.
18. Provision shall be made for access to area 1f through area 1e at its southern end.	18. In the interest of the proper planning and development of the area, in accordance with the Approved Action Plan
	Continued;

Note:

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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.

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The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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.

S. O'Hare
FOR Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/~~XXXXXXXX~~
Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date **P/1216/77 15/4/77**

Sheegreen Keaney & Partners.

Register Reference No. **R. 891**

39, Upr. Fitzwilliam St.,

Planning Control No. **12576/11096**

Dublin, 2.

Application Received on **22/4/76**

Applicant: **Fortunestown Holdings Ltd.**

Housing Act Permission - **HA.69/354.12/2/**
Add. Inf. recd: **15/10/76 1-28/1/77.**

In pursuance of its functions under the above-mentioned Act 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 ~~XXXXXXXX~~ for

Proposed residential community at Fortunestown, Tallaght. The full permission

~~for Sector A and portion of Sector E should be subject to the following conditions:~~

SUBJECT TO THE FOLLOWING CONDITIONS:

SCHEDULE. 1.

Conditions	Reasons for Conditions
19. Access to area 1E shall be through road number 1 and a secondary access shall be provided at road number 6 from Local Distributor Road C. Road No. 7, shall be omitted. Phasing plans for the development of the neighbourhood centre in Sector A shall be submitted in advance of any development on site indicating a phasing which will provide a for 1,000-sq. ft. of shopping space to be available when the first 50-houses have been occupied. A revised plan should be submitted for the Neighbourhood Centre No. 1, incorporating a revision giving a southern aspect to the main shopping area and including the provision of a public house on the site. This plan should indicate a complete phasing programme which would take into account phase 1 mentioned above and provide for the completion of the shopping content of the neighbourhood centre before 50% of the houses in Sector A are ready for occupation. A phasing programme for neighbourhood centre No. 3 must be submitted and agreed by the Planning Authority in advance of the commencement of development in Sector E.	19. In the interest of the proper planning and development of the area and to ensure the provision of shopping facilities on a properly phased basis.
20. Detailed setting out plan to the scale of 1/1000 showing all the revised details required under this permission (including those set out in Schedules 1 - 5) to be submitted and approved by the Planning Authority in writing in advance of any development taking place on the site.	20. To ensure that the development is carried out in accordance with this permission and that proper control be maintained.
21. Details of the longitudinal and cross section	21. In the interests of the pro-

on behalf of the Dublin County Council:

for

[Signature]
Senior Administrative Officer

Continued:

Form 3

Date:

15/4/77

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>21. of distributor roads and estate roads to be submitted to and approved by the Roads Department before development commences.</p> <p>22(a) Full details of sewer and water pipelines surface water disposal treatment of existing drains and landdrains treatment of sewer cover, intercrossing of services, impact of site works on existing and proposed major watermain to be submitted and approved by the Planning Authority before development takes place.</p> <p>22. (b) A written guarantee acceptable to the Sanitary Services Department to be submitted guaranteeing the safety of existing trunk watermain on the site.</p> <p>23 (a) Written agreement of adjoining land owners with regard to acceptance of surface water and arrangements for the disposal of the surface water both in respect of quantity and quality through their lands together with the works necessary in connection with this to be submitted to the Planning Authority before development commences. This agreement is necessary because the phasing of this proposal is in advance of the plans of the County Council for the drainage of this area. Details of proposals including financing to be submitted to and approved by the Planning Authority in writing in advance of such agreement and any development on site.</p> <p>23(b) In the absence of acceptable agreements from adjoining landowners the County Council will carry out the works provided a sum of money to cover the full costs of such works shall be paid by the developer. No development shall take place in advance of the written agreement of the Planning Authority to the above.</p> <p>23 (c) The phasing and time of commencement of</p>	<p>21. per planning and development of the area.</p> <p>22. In the interests of the proper planning and development of the area.</p> <p>23. In the interests of the proper planning and development of the area and to ensure the provision of satisfactory drainage arrangements.</p>

Continued:

S. J. Lane
 For Senior Administrative Officer.

Note:

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date P/1216/77 15/4/77

Shengreen Keaney & Partners,

Register Reference No. K. 891

39, Upper Fitzwilliam St.,

Planning Control No. 12576/11095.

Dublin, 2.

Application Received on 22/4/75
Housing Act Permission HA.65/354.12/2/75
Add. Inf. recd: 15/10/76 & 28/1/77.

Applicant: Fortunestown Holdings Ltd.

In pursuance of its functions under the above-mentioned Act 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 residential community at Fortunestown, Tallaght. The full permission
Sector A and portion of Sector E ~~should be subject to the following conditions.~~

SUBJECT TO THE FOLLOWING CONDITIONS:

SCHEDULE 1.

Conditions	Reasons for Conditions
23(e) house development shall be agreed in writing with the Planning Authority having regard, inter alia, to the likely time of availability of foul and surface water disposal systems.	
24. No dumping can take place on the open space area without the specific agreement of the Parks Department in advance. No huts, builders compounds or actual structures should be erected on areas of future open space. Public open space areas are to be properly fenced and protected during the course of the building work.	24. To protect the amenity of the area.
25. Written undertaking from developers required comprising agreement as to the financing of the outfall sewers.	25. In the interests of orderly development.
25. Houses Nos. 1 - 7 fronting onto Local Distributor Road 8 in Sector A to be omitted. A re-design of this 31 house block would be desirable in order to utilize the sites of the omitted houses for development. Note: In Sector A area 1C favourable consideration would be given to a revised proposal linking road No. 4, to the western end of road No. 10 thus replacing roads Nos. 6 and 9 and allowing frontage development over looking the public open space. The small increase in house Nos. which would result would be acceptable to the Planning Authority.	25. In the interests of orderly development.
27. Houses Nos. 302 and 303 on Road 17 in Section 35 to be omitted in order to facilitate increased backings- garden depths on adjoining sites.	27. In the interests of residential amenity.

Continued

on behalf of the Dublin County Council:

for

Senior Administrative Officer

Date:

15/4/77

Form 3

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
28. In area 3A Sector E Road No. 4, shall be closed at house No. 16 and continued southwards to meet the extension eastwards of Road No. 1. Houses Nos. 25 - 29 inclusive on Road No. 4, and 66 and 67 on Road No. 1, to be omitted in consequence.	28. In the interests of traffic safety.
29. In Sector E area 3B houses Nos. 425 - 428 inclusive to be excluded as they front onto Local Distributor Road B.	29. In the interests of orderly development.
30. In Sector E, area 3A houses Nos. 277 and 278 to be realigned so that they front onto road No. 6.	30. In the interests of the proper planning and development of the area.
31. Revised plans to be submitted for approval providing for the construction of an additional cul-de-sac to the east of Road No. 6, and North of Road No. 4, in Sector E, Area 3B allowing for the construction of an additional 6-houses on the east side of road No. 6, 4 houses along the north side of road No. 4 and 6 houses on the west side only of the suggested new cul-de-sac. All houses to have a minimum frontage of 26-ft. No development shall take place on foot of this condition without the submission of detailed plans and the receipt of the written approval of the Planning Authority.	31. In the interests of the proper planning and development of the area.
32. All estate roads in Sector E area 3B which are designed to run over Fortunestown Lane shall be stopped short of Fortunestown Lane as cul-de-sacs pending the closure of Fortunestown Lane. No development in this sector north of Fortunestown Lane to be permitted pending closure of Fortunestown Lane. In Sector A area 1C Road No. 2 shall be stopped short of Fortunestown Lane on its north and south side also as a temporary measure. In Sector 1C north of Fortunestown Lane Road No. 2, shall be made into a cul-de-sac pending the closure of Fortunestown Lane. Temporary access to this area shall be from Road No. 3.	32. In the interests of traffic safety and in accordance with the approved action plan pending the closure of Fortunestown Lane.
Continued:	

Note:

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. 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:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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.

Solace
For Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-48 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/~~XXXXXX~~
Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date **P/1216/77 15/4/77**

Shengreen Koeney & Partners,

Register Reference No. **K. 891**

39, Upper Fitzwilliam St.,

Planning Control No. **12576/11095**

Dublin, 2.

Application Received on **22/4/76**

Applicant: **Fortunestown Holding & Ltd.**

Housing Act Permission NA. 69/354. 12/2/77
Add. Inf. recd: 15/10/76 & 28/1/77.

In pursuance of its functions under the above-mentioned Act 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/~~XXXXXX~~

Proposed residential community at Fortunestown, Tallaght. The full permission for Sector A and portion of Sector F ~~should be subject to the following conditions.~~

SUBJECT TO THE FOLLOWING CONDITIONS:

SCHEDULE. 1.

Conditions	Reasons for Conditions
33. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	33. In the interests of amenity.
34. That details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.	34. In the interest of amenity and public safety.
35. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	35. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1964.
36. That the screen walls in block or similar durable materials not less than 6' 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.	36. In the interest of visual amenity.
37. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.	37. In order to comply with the Sanitary Services Acts, 1878 - 1964.
38. That all watermain tapping 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.	38. To comply with the public health requirements and to ensure adequate standard 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.
39. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before	

Continued:

on behalf of the Dublin County Council:

for

Senior Administrative Officer

Form 3

Date:

15/4/77

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>39. any constructional work takes place on the proposed houses.</p> <p>40. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on the adjoining roads during the course of the works.</p> <p>41. Street tree planting to be undertaken throughout the Estate at the rate of one tree to two houses in addition to landscaping of open spaces, playlots, roads etc. Proposed species and specification for this work should be incorporated in the overall landscape plan which is to be submitted for the written agreement of the Planning Authority.</p>	<p>39. In the interest of the proper planning and development of the area.</p> <p>40. To protect the amenities of the area.</p> <p>41. In the interests of residential amenity.</p>


 for Senior Administrative Officer.

Note:

If there is no appeal to the Minister for Local Government 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 Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

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.

**Shesgreen
Keaney**

Architects - Town Planners

Shesgreen & Partners
29 Upper William St
Dublin 2
Tel. 786957/8

Bart P. J. Keaney
Arch. M.R.I.A.I. M.R.T.P.I.
Michael Brown
Arch. M.R.I.A.I.

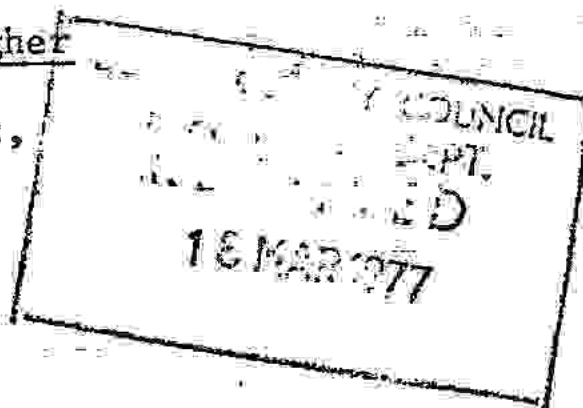
Mr. A. Carthy
Copied to
D 8100
@ M. Keaney



BK/JOC

16 March 1977

Attention of Mr. P. Meagher
Principal Officer,
Town Planning Department,
46/49 Dame Street,
Dublin 2



Re: Proposed Residential Development of 3,715 houses at
Fortunestown, Tallaght, Co. Dublin for Fortunestown
Holdings Ltd. Planning Reg. K891. Submission date 28 January 1977
(Additional Information)

Dear Sir,

We refer to the above proposal in respect of Planning Permission.

Further to our telephone conversation of the 11th instant we
can confirm that our clients are agreeable to the time for
consideration of the application being extended beyond the
statutory two-month period. This to permit the full and
detailed assessment of the proposal as submitted.

We now formally request that the decision date be not later
than the 15 April 1977.

Yours faithfully,

Bart P. J. Keaney
SHESGREEN KEANEY & PARTNERS

p/4180/76

14/12/76

K. 891.

P.C. 12576/11095.

14th December, 1976.

Sheegreen Keaney & Partners,
39, Upper Fitzwilliam St.,
Dublin, 2.

Re: Proposed residential community (incorporating
3,716-houses) at Fortunestown, Tallaght, for
Fortunestown Holdings Ltd.

A chere,

With reference to your Planning Application received here on the 22nd April, 1976, (additional information received 15/10/76) in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Act, 1963, the following additional information must be submitted in quadruplicate:-

1. Further additional information is required which should provide for:-

Sanitary Services:

- (a) Clarification of the applicants' specific proposals in relation to surface water disposal. The necessary written agreements from adjoining Stream Course owners together with the applicants' specific programme for completion of these works are required.
 - (b) Clarification of the applicants' specific proposals for foul drainage outfall connections, including the relevant financial commitments involved to the existing public foul drainage system.
 - (c) Details of levels of critical intersections of proposed water mains with foul and surface water sewers and particularly their relationship to the existing water-main traversing the lands. A detailed mains layout is required.
 - (d) Specific proposals for amenity and land drainage treatment to open water courses to be retained or diverted.
- Note: These outstanding water supply surface water and foul drainage matters must be fully discussed and agreed with the Sanitary Services Engineers before submitting specific revised proposals.

Roads:

- (e) The applicants' specific proposals for the construction of the Walkinstown/Embankment Road within the applicant's ownership and control. The programming of the overall development must be related to the phased construction of these roads.
- (f) The corrected line of the Walkinstown/Embankment Road and its junction with the Southern Cross Motorway be agreed with the Roads Department and a minimum set back of 100' for all proposed dwellinghouses from the improvement line boundaries.

Continued:

14th December, 1976.

- (g) Design details including longitudinal Sections, Cross Sections and Junction details of all local distributor roads together with the detail junctions with the major distributor roads. Frontal housing development is to be excluded from Local Distributor roads.
- (h) Development which inhibits the use of Fortunestown Lane as a public right of way is to be omitted. The applicants' specific proposals and programme for the provision and completion of adequate and satisfactory working alternative Distributor Road network are to be indicated.
- (i) Detailed dimensions of all roads including widths of carriageway, footpaths, grass margins, culs-de-sac, turning areas and junction details. Specific details and phasing of the proposed road works programme, including the necessary written agreements from owners of land outside the applicant's ownership and control. Specific proposals for the construction of the Distributor Road "B" link connection including land owners written agreement from Sector A to the outer Ring Road are also required. The proposed temporary access from Blessington Road to Sector "B" is unacceptable.

Parks:

- (j) The applicants' specific proposals for open spaces, landscaping, play spaces in relation to the development phasing after full discussion and agreement with the Parks Department. These proposals must provide for main open space revisions, resited play-lots and reserved areas centrally located class 11 open spaces in each sector boundary treatment to main open space together with adequate and satisfactory perimeter road access arrangements, and the re-location of the Post Primary School between Sectors "B" and "D" (From Sector "B"). The working landscape plan specifications and programme must be fully agreed with the Parks Superintendent.

General:

- (k) The same basic and extensive grid layout (based on minimal curtilages) used for all neighbourhoods does not produce the variety and individuality intended to distinguish each neighbourhood, nor does it allow for the necessary variety in house plot sizes, cater for extensions, garages or additional car parking, larger houses or bungalows and accommodation of steep contours, the layout should therefore be adjusted to conform more closely to the intentions of the Planning Authority in formulating its Action Plan for the area which postulated a maximum of approximately 1,250-houses per "Neighbourhood".

The location of the extra primary schools (which arise from the increased house numbers over those anticipated in the Action Plan) in the close proximity as shown to one another is not acceptable.

Subject to conformity to the overall house numbers as set out in the Action Plan high net densities as shown would be acceptable within portions of each Neighbourhood.

- (l) The location of the Post Primary School as shown in "Sector B" is not acceptable and should be located generally as shown in the Action Plan between "Sector B" and Sector "D".
- (m) The applicants should indicate (1) why public house provision has not been made in Neighbourhood or District Centres. (2) Why the public house sites shown are of such an extensive size.

Note: The applicants must consult with the County Council and agree the required revisions in respect of all the matters set out above before submitting further revisions.

Mine, le mess,

for Senior Administrative Officer.