

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 15455	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.2740
1. LOCATION	Oldbawn, Tallaght		
2. PROPOSAL	Revised Layout and House Type		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1. 19/2/76 1. 2/3/76 2. 22nd Dec. 1975 2.
4. SUBMITTED BY	Name J. P. Keenan, Address 10 South Frederick Street, Dublin 2.		
5. APPLICANT	Name M/s Brennan and McGowan Address Greenhills Road, Tallaght		
6. DECISION	O.C.M. No. P/1270/76 Date 30/4/76	Notified Effect	30th April, 1976 To Grant Permission
7. GRANT	O.C.M. No. P/1755/76 Date 10/6/76	Notified Effect	10th June, 1976 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 byRegistrar.

Checked by

Date

Grid Ref.

O.S. Sheet

Co. Accts. Receipt No.....

P/1755/76

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date 127/76 - 3/4/76

Register Reference No. 5.2745

Planning Control No. 15455

Application Received on 22/12/75 & 2/3/76

J. J. Fennan,

Architect,

1, South Frederick St., Dublin 2.

Applicant: Messrs. Fennan & O'Connell

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

proposed revised residential development for 753 houses at 1dbawn, Allaght.

Conditions	Reasons for Conditions
<p>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.</p> <p>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.</p> <p>3. That each dwellinghouse be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £25,312 (one hundred and twenty five thousand three hundred and ten 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 facilities this development; this contribution to be paid before the commencement of development on the site.</p> <p>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 spaces, car-parks, sewers, watermain or drains has been given by:-</p> <p>(a) Agreement with the Council of an approved Insurance Company bond in a sum to be agreed with the Planning Authority before commencement of development which shall be kept in force by the.....</p>	<p>1. To ensure that the development be in accordance with the permission and effective control maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964</p> <p>3. To prevent unauthorized development.</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. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent delay in the development.</p>

continued overleaf.

on behalf of the Dublin County Council:

M. K.
Senior Administrative Officer
15th June, 1976

Form 4

Date:

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.

5(a) developer until such time as the roads, open space, car-parks, sewers, watermain and drains are taken-in-charge by the Council.

(b) Lodgement with the Council of an agreed sum to be spent by the Council at its absolute discretion if such services are not duly provided to its satisfaction, as the provision and completion of such services to standard specification.

(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.

6. 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.

7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

8. That details of the proposed public lighting arrangements be submitted to and approved by the Council so as to provide street lighting to the standard required by the County Council.

6. To protect the amenities of the area.

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

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

MK
For Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date 9/1270/76 - 3/4/76

Register Reference No. 2.274

Planning Control No. 15455

Application Received on 22/12/75 & 2/3/76

J. J. Trench,
Architect,
1 South Frederick St., Dublin 2.

Applicant: Messrs. Brennan & McEvoy.

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

Proposed revised residential development for 753 houses at Oldbawn, - 11 a/c.

Conditions

Reasons for Conditions

9. That no dwellings be occupied until all the services have been connected thereto and are operational.

10. That the screen walls in block or similar durable materials not less than 4' high suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable. The design and constructional details and finishes of boundary walls adjoining the main distributor roads must be the subject of discussion and agreement with the County Council before construction. The boundary treatment at the north and east boundaries of the main public open space must provide for both walling and railing to be agreed with the County Council for the purpose of protecting residents and their children from any possible traffic hazard on the adjoining main distributor routes.

11. That the area shown as open space be levelled, silted, seeded, landscaped and developed in accordance with a plan to be approved by the County Council and to be available for use by residents on completion of their dwellings. The area coloured green shown as public open space on Drawing No. 7521/14 received by the County Council on the 2nd March, 1976, with the exception of the small portion of the north west corner shown as existing

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

11. In the interests of the proper planning and development of the area.

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

Classed overleaf.

On behalf of the Dublin County Council:

For Senior Administrative Officer

10th June, 1976

Date:

Form 4

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.

11. "compound location" shall be adequately fenced off, protected and shall be available for open space purposes before half of the houses covered by this permission are built or occupied.

12. That the water supply and drainage arrangements be in accordance with the requirements of the County Council. The applicant must ensure that the water supply and drainage arrangements are so designed and constructed as to provide for adequate and satisfactory servicing for the proposed church, shopping and community facilities.

13. That not more than half the houses shall be completed and occupied until such time as the planning authority shall have indicated to the developer that it is satisfied that the development of the shopping centre and ancillary facilities on the adjoining neighbourhood centre is proceeding in a satisfactory manner.

14. Land expected to be required by the planning authority for road improvement purposes shall be reserved free from development.

15. All road works (including the construction of cul-de-sacs, roundabouts and turning bays) shall be carried out in accordance with Dublin County Council's standard requirements for such works.

12. In order to comply with the Sanitary Services Act, 1878-1964.

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

14. To facilitate the extension of probable road improvements.

15. To ensure the execution of such works to acceptable standards.

[Signature]
For Senior Administrative Officer

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date 7/127/76 - 7/14/76

Register Reference No. 274

Planning Control No. 15455

Application Received on 2/12/75 & 2/3/76

J. J. Brennan, Architect,

10 South Frederick St.,

Dublin 2

Applicant: Messrs. Brennan & Scowen.

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

Proposed revised residential development for 753 houses at Oldbawn, Ballynash.

Conditions	Reasons for Conditions
<p>16. That this permission excludes provisionally work on the development of lands or lots shown comprising sites 4 - 45 - 98 inclusive (and appropriate sections of roads 4 - 5) until clarification of the position in relation to specific secondary school requirements to serve the area by the Department of Education. In the event of the lands not being available for educational facilities the layout of the lands should be revised to reduce extent of housing backing onto local distributor (road 10) east of main open space. Such revision to be submitted at a scale of 1:500 for the written agreement of the planning authority prior to commencement of the development.</p>	<p>16. In the interest of the proper planning and development of the area.</p>
<p>17. That this permission excludes provisionally work on lands or houses shown comprising Nos. 155 - 160, 161-163, 322, 404 - 405, 413 - 420, 433 - 440, which are within 100' of the proposed southern route motorway boundary pending clarification of the</p>	<p>17. In the interest of the proper planning and development of the area.</p>

continued overleaf.

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date:

18th June, 1976

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.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

2951 (Ext. 131)

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

Decision Order Number and Date **P/1270/76 30th April, '76.**

To:

Register Reference No. **H. 2740.**

J. P. Keenan.

Planning Control No. **15455**

10, South Frederick St.,

Application Received on **22/12/75**
Add. Inf. Recd: **2/3/76**

Dublin, 2.

Applicant: **Brennan & McGowan.**

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

Proposed revised residential development for 753-houses at Oldbawn, Tallaght.

Reasons for Conditions

Conditions

20. The road described as on the lodged plan as "Firhouse Road West", shall be constructed by the developers as a 30' wide carriageway, with footpaths and verges appropriate to a carriageway of this width. The revised main access to Old Bawn Road shown on the plans submitted is to be constructed to the requirements of the Roads Department and include adequate traffic vision displays so as to ensure satisfactory and safe access to the existing Old Bawn Road. The Firhouse Road West and Southern Cross Route Motorway boundaries must be set out and agreed on site with the Roads Department before any further constructional work takes place on the lands. Provision is to be made for free pedestrian movement across Firhouse Road West.

21. The major road works required in connection with the development shall be carried on by the Developers on a phased basis, as follows:-

1st phase:

The road described as "Firhouse Road West", shall be constructed from the existing Old Bawn Road to the western junction with Road No. 10. Road No. 10, shall be constructed for its entire length between the two junction points with the road described as "Firhouse Road West".

2nd phase:

The remainder of the road described as

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

21. To ensure construction of the said major roads on a phased basis relative to the overall development.

Continued:

on behalf of the Dublin County Council:

for

Senior Administrative Officer

Date: **10th June, 1976**

Form 4

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.

DUBLIN COUNTY COUNCIL

tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date 5/127/76 - 25/4/76

J. J. Feenan, Architect,
1 South Frederick St.,
Dublin 2

Register Reference No. 214

Planning Control No. 15455

Application Received on 2/12/75 & 2/3/76

Applicant: Feenan, Brogan & Fennell

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

Proposed revised residential development for 753 houses at Oldbawn, DUBLIN 2.

Conditions

Reasons for Conditions

16. That this permission excludes provisionally work on the development of lands or houses shown comprising sites 4 - 45 - 50 inclusive (and appropriate sections of roads 4 & 5) until clarification of the position in relation to specific secondary school requirements to serve the area by the Department of Education. In the event of the lands not being available for educational facilities the layout of the lands should be revised to reduce extent of housing backing onto local distributor (road 10) east of main open space. Such revision to be submitted at a scale of 1:500 for the written agreement of the planning authority prior to commencement of the development.

17. That this permission excludes provisionally work on lands or houses shown comprising Nos. 155 - 160, 161-168, 322, 404 - 405, 418 - 420, 433 - 440, which are within 1.0' of the proposed Southern route motorway boundary pending clarification of the

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

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

not used overleaf.

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date:

18th June, 1976

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.

cont.

17. specific roads, apartment requirements in relation to development in close proximity to the proposed motorway.

18. That site Nos. 534 - 558, adjoining road Nos. 23 and 25 be omitted so as to provide for an acceptable open space area at the west boundary as a following to the first paragraph of condition (5) set out in the Parliamentary Secretary's report of permission dated 23/12/74.

19. That road No. 14 be re-located in a north east direction at the north side of site Nos. 169 - 185 so as to terminate in a cul-de-sac and adjoining road No. 13. The revised layout for this portion of the site provide for the erection of dwelling houses fronting to this re-located road and backing on to site Nos. 169 - 185 is to be submitted and approved by the County Council.

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


for Senior Administrative Officer

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

2951 (Ext. 131)

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

To: _____ Decision Order Number and Date **P/1270/76 30th April, '76.**

J. P. Keenan.

Register Reference No. **H. 2740.**

10, South Frederick St.,

Planning Control No. **15455**

Dublin, 2.

Application Received on **22/12/75**
Add. Inf. recd: **2/3/76**

Applicant: **Brennan & McGowan.**

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

Proposed revised residential development for 753-houses at Oldbawn, Tallaght.

Conditions	Reasons for Conditions
<p>20. The road described as on the lodged plan as "Firhouse Road West", shall be constructed by the developers as a 30' wide carriageway, with footpaths and verges appropriate to a carriageway of this width. The revised main access to Old Bawn Road shown on the plans submitted is to be constructed to the requirements of the Roads Department and include adequate traffic vision splays so as to ensure satisfactory and safe access to the existing Old Bawn Road. The Firhouse Road West and Southern Cross Route Motorway boundaries must be set out and agreed on site with the Roads Department before any further construction work takes place on the lands. Provision is to be made for free pedestrian movement across Firhouse Road West.</p> <p>21. The major road works required in connection with the development shall be carried on by the Developers on a phased basis, as follows:- <u>1st phase:</u> The road described as "Firhouse Road West", shall be constructed from the existing Old Bawn Road to the western junction with Road No. 10. Road No. 10, shall be constructed for its entire length between the two junction points with the road described as "Firhouse Road West". <u>2nd phase:</u> The remainder of the road described as</p>	<p>20. In the interest of the proper planning and development of the area.</p> <p>21. To ensure construction of the said major roads on a phased basis relative to the overall development.</p> <p>Continued:</p>

on behalf of the Dublin County Council:

for

Signature
Senior Administrative Officer

Date: **18th June, 1976**

Form 4

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.

21. 2nd phase:

"Firhouse Road West", to the east boundary of the lands in the ownership of Dublin Corporation north-east of Road Number 4, shall be constructed before work starts on the last 200-houses covered by this permission.

22. Access to Kiltipper Road is not permitted. Any temporary constructional access arrangements required must be fully agreed with the Roads Department.

23. Details of the boundary treatment including walls and landscaping at the east side of road No. 6, adjoining Kiltipper Road are to be submitted to and approved by the Council before any constructional work is put in hand.

24. The housing development (other than that proposed for the north-east portion of the site) shall be carried out in accordance with a phased programme to be agreed with the Planning Authority (or, in default of agreement as may be determined by the Minister for Local Government); the said programme to take account of condition numbers 11, 13, and 21 attached to this permission.

25. Existing mature trees and landscape features on the site shall be maintained as far as practicable. The planting of additional trees and the 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 planning authority (or, in default of agreement, as may be determined by the Minister for Local Government).

26. All roads are to be provided with road side trees at the rate of one tree per two houses. The margins of non-residential roads be

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

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

24. To ensure that the houses are constructed on a properly phased basis, having regard to progress with necessary road works and other works covered by this permission.

25. In the interests of the visual amenities of the area.

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

Continued:

W.K.
for Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

2951 (Ext. 131)

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

To:

Decision Order Number and Date **P/1270/76 30th April, 1976.**

J. P. Keenan.

Register Reference No. **H. 2740.**

10, South Frederick Street.

Planning Control No. **15455**

Dublin, 2.

Application Received on **22/12/75**

Add. Inf. recd: **2/3/76**

Applicant: **Brennan & McGowan.**

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

Proposed revised residential development for 753-houses at Oldbawn, Tallaght.

Conditions

26. provided with trees at 60' intervals the ends of all cul-de-sacs together with the open land between the houses and the proposed line of the Southern Cross/Route Firhouse Road West and Distributor Road No. 10, are to be densely planted with suitable trees and shrubs to the requirements of the Parks Superintendent.
27. A screen wall similar to that specified in No. 10, is to be provided at the west boundary of the main open space area adjoining the shopping and community facilities.
28. The site offices, materials, plant stores and ancillary equipment are not to be located on the areas proposed for open space purposes particularly with regard to the major open space area except for the portion at the north west corner shown as "existing Compound Location".
29. Development shall not be commenced until the method of electrical installation including the necessary sub-stations and overground facilities have been agreed with the Electricity Supply Board, and evidence of this agreement submitted to the planning authority. It should be noted that planning permission will be required for sub-stations if not included in the original submission.
30. The area marked "reserved for clinic site" shall be reserved for social purposes

Reasons for Conditions

27. In the interest of the proper planning and development of the area.
28. In the interest of the proper planning and development of the area.
29. In the interest of the proper planning and development of the area.
30. To ensure that land is reserved for the provision of the facilities in question. Continued:

on behalf of the Dublin County Council:

for

Senior Administrative Officer

Form 4

Date: **18th June, 1976**

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.

31. That Road No. 1, adjoining the existing Old Bawn Estate be closed off as a cul-de-sac and not connected to Old Bawn Drive. Boundary details of the cul-de-sac ends for Road Nos. 2 and 3 including the boundaries of Road No. 2, adjoining existing developments including all necessary landscaping and screen walls are to be agreed with the County Council before any constructional work is put in hands.

32. That revised details, including all levels, cross sections and constructional details of road No. 10, including the junction with (a) Firhouse Road West, (b) Road No. 6, (c) Road No. 11, be submitted to and approved by the County Council. The relative finished floor levels of the houses adjoining the eastern portion of Road No. 10, must also be included. Adequate provision is to be made for a satisfactory treatment of the main public open space where it adjoins Road No. 10.

33. That cognisance be taken of the 24" diameter watermain which crosses these lands transversely from east to west. Adequate provision is to be made to ensure that this watermain is protected at small times in the course of the development.

~~The proposed cul-de-sac road from Road Number 1, shall be extended to connect with Old Bawn Road. When this connecting road has been constructed and is available for traffic the junction of Old Bawn Terrace with Old Bawn Road shall be closed off to vehicular traffic.~~

34. That a detailed setting out plan to the scale of 1/500, properly related to ordnance datum and existing land features be submitted to and approved by the County Council.

Mr
for Senior Administrative Officer
30/4/76.

31. In the interest of amenity.

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

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

34. To obviate the need for the use of Old Bawn Terrace and other roads connected to it for through traffic generated by the housing development to be undertaken on the north eastern portion of the site and to reduce the number of junctions on Old Bawn Road at this point in the interest of traffic safety and residential amenity.

35. To ensure that the development is carried out in accordance with the permission & effective control be maintained.