

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1967.	
1. LOCATION	Brookfield, Tallaght. Section 21D and 21E. <div style="float: right; font-size: 4em; margin-top: -20px;">S</div>			
2. PROPOSAL	Site Development & construction of 220 weekly tenancy houses, 42 Senior Citizens Flats & Community Room & a residential shop.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P	20/10/1982.	1.	1.
			2.	2.
4. SUBMITTED BY	Name <u>Development Works</u> :- K. O'Donnell, Chief Engineer, Address <u>Sanitary Services</u> , 28 Castle Street, D.2. <u>House Const.</u> :- Chief Housing Architect, 4/8 Mountjoy Sq.			
5. APPLICANT	Name Dublin Corporation. Address City Hall, Dublin 2.			
6. DECISION	O.C.M. No. PA/3138/82		Notified 17th Dec., 1982	
	Date 17th Dec., 1982		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/20/83		Notified 24th Jan., 1983	
	Date 24th Jan., 1983		Effect Permission granted,	
8. APPEAL	Notified		Decision	
	Type		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.				
Prepared by		Copy issued by Registrar.		
Checked by		Date		
		Co. Accts. Receipt No		

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1967.								
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Prepared by

Checked by

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Date

Co. Accts. Receipt No

XA 1967

13th April, 1983.

Dublin Corporation,
Housing Construction Department,
16/19 Wellington Quay,
DUBLIN 2.

RE: Proposed residential development, at Tallaght/Brookfield Sections
21D/21E, for Dublin Corporation.

Dear Sir,

I refer to your submission received on 24th February, 1983 to
comply with conditions no. 21, and 23 of decision ~~as~~ grant
permission by Order No. PA/3468/82, dated 17th December, 1982
in connection with the above.

In this regard I wish to inform you that the submission is
satisfactory and complies with these conditions.

Yours faithfully,


for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

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

To: **Dublin Corporation,**
Housing Construction Dept.,
16/19, Wellington Quay,
Dublin 2.

Decision Order **PA/3138/82, 17/12/'82**

Number and Date **XA.1967**

Register Reference No. **9459**

Planning Control No. **20/10/'82**

Application Received on

Dublin Corporation

Applicant

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

Proposed residential development (including site development works and construction of 220 No. weekly tenancy houses, 22 No. senior citizen flats, community room and a residential shop) at Brookfield (Sections 21D & 21E, Tallaght).

CONDITIONS

1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.
3. That ~~the~~ ^{each} proposed house be used as a single dwelling unit. **£101,200.**
4. That a financial contribution in the sum of 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.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. To prevent unauthorised development.
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.

Cont./..

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **24 JAN 1983**

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

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

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

1963-1982

To: **Dublin Corporation,**
Housing Construction Dept.,
16/19, Wellington Quay,
Dublin 2.

Decision Order **PA/2228/82, 17/12/'82**
Number and Date

Register Reference No. **KA.1967**

Planning Control No. **9459**

Application Received on **20/10/'82**

Dublin Corporation

Applicant

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

Proposed residential development (including site development works and construction of 220 No. weekly tenancy houses, 42 No. senior citizen flats, community room and a residential shop) at Brookfield, (Sections 21D and 21F, Tallaght).

CONDITIONS

REASONS FOR CONDITIONS

3. 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.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
7. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
9. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

5. To protect the amenities of the area.
6. In the interest of amenity.
7. In the interest of amenity and public 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 order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

24 JAN 1983

IMPORTANT: Turn overleaf for further information.

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

P¹⁰/20 / 83

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

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

XXXXXXX 1963-1982

To: Decision Order
..... Number and Date
..... Register Reference No.
..... Planning Control No.
..... Application Received on
Applicant
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Dublin Corporation,

Housing Construction Dept.,

16/19, Wallington Quay,

Dublin 2.

Decision Order

Number and Date

Register Reference No.

Planning Control No.

Application Received on

PA/3138/82, 17/12/'82

XA.1967

9459

20/10/'82

Dublin Corporation,

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

XXXXXX

Proposed residential development (including site development works and construction of 120 no. weekly tenancy houses, 42 No. senior citizen flats, community room and a residential shop) at Brookfield (Sections 21D and 21E), Tallaght).

CONDITIONS

REASONS FOR CONDITIONS

20 Cont.,
to and approved by the County Council. These details are also to include specific proposals for the pedestrianisation and landscaping treatment of the existing Fortunestown Lane and its access to the proposed underpass to Outer Ring Road.
21. That dwelling house No.'s 91-93 incl., 106-111 incl., and 139-162 incl., be provisionally excluded pending clarification of the feasibility of providing adequate and safe vehicular access to houses located at the cul-de-sac's ends so that all unnecessary on street car parking and congestion can be avoided. It is likely that some extra and extra dwellinghouses are to be omitted as to ensure safe and adequate vehicular movements through these cul-de-sacs. Adjustments for compliance with this condition must be the subject of consultation with the County Council.
22. That the proposed road access to Section 21G at the southern boundary of the site be provisionally omitted pending clarification of the feasibility of providing a satisfactory alternative secondary access to the site to the requirements of the Council's Roads Department.
23. That house No.'s 60-63 inclusive be provisionally excluded pending the provision of adequate and safe vehicular access facilities to dwelling houses proposed in this location. It is likely that some houses should be omitted so as to provide for adequate access facility.

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

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.

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date:

24 JAN 1983

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

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

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

1963-1982

To: **Dublin Corporation,**
Housing Construction Dept.,
16/19, Wellington Quay,
Dublin 1.

Decision Order **PA/2228/82, 17/12/'82**
Number and Date

Register Reference No. **KA.1967**

Planning Control No. **9459**

Application Received on **20/10/'82**

Applicant **Dublin Corporation**

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

Proposed residential development (including site development works and construction of 220 No. weekly tenancy houses, 42 No. senior citizen flats, community room and a residential shop) at Brookfield, (Sections 21D and 21E, Tallaght).

CONDITIONS	REASONS FOR CONDITIONS
3. 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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
7. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.	7. In the interest of amenity and public safety
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
9. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	9. In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.
	(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

24 JAN 1983

IMPORTANT: Turn overleaf for further information.

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.

CONDITIONS

11. That all watermain tappings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
13. That screen walls in block or similar durable materials not less than 2 metres 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.
14. ~~That all houses have a minimum front garden building line setback of 23ft. and a minimum rear garden depth of 35ft.~~
15. That the proposed open space areas be fenced off and protected during the development works, except where alternatively agreed in writing prior to commencement of development. Builders' compounds, plant, machinery and other materials are to be located on open space areas.
16. Specific details of the developers arrangements for the provision of childrens play spaces are to be submitted to and approved by the County Council after consultation with the Parks Department.
17. The residential shop is to be constructed conjointly with the first phase houses.
18. Footpath connections at the southern side of the site are to be provided to Fortunestown Lane.
19. Brick finishes are to be provided to dwelling houses facing major open space areas and to the distributor roads.
20. Specific details of the proposed landscaping, mounding and boundary treatment together with a programme for such works, are to be submitted

REASONS

11. To comply with 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.
13. In the interest of visual amenity.
14. In the interest of the proper planning and development of the area.
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14. ~~That all houses have a minimum front garden building line setback of 25ft. and a minimum rear garden depth of 35ft.~~
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DUBLIN COUNTY COUNCIL

P¹⁰/20 / 83

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts 1963 & 1976

XXXXXXX 1963-1982

To:

Decision Order

Number and Date

Dublin Corporation,

Register Reference No.

PA/3138/82, 17/12/'82

Housing Construction Dept.,

Planning Control No.

KA.1967

16/19, Wellington Quay,

Application Received on

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Dublin 2.

20/10/'82

Applicant

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all unnecessary on street car parking and congestion can be avoided. It is likely that some ~~extra~~ ~~extra~~ dwellinghouses are to be omitted as to ensure safe and adequate vehicular movements through these cul-de-sac's. Adjustments for compliance with this condition must be the subject of consultation with the County Council.

22. That the proposed road access to Section 21C at the southern boundary of the site be provisionally omitted pending clarification of the feasibility of providing a satisfactory alternative secondary access to the site to the requirements of the Council's Roads Department.

23. That house No.'s 60-63 inclusive be provisionally excluded pending the provision of adequate and safe vehicular access facilities to dwelling houses proposed in this location. It is likely that some houses should be omitted so as to provide for adequate access facility.

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Signed on behalf of the Dublin County Council:

for Principal Officer

24 JAN 1983

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.

FUTURE PRINT

23 Cont..

Notes: The applicants are advised that a likely reduction in overall width of the road reservation for the Outer Ring Road (Cheeverstown Road) may provide an additional clearance distance between this Outer Ring Road Carriageway and the building line now proposed for the houses fronting to this outer Ring Road. The feasibility of house location adjustments and new orientation of the internal estate Road network should be considered in the event of a positive decision to reduce the overall road reservation referred to above.

AK