

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  XA 1617
1. LOCATION	Ballyowne, Lucan, Co. Dublin. <span style="font-size: 4em; float: right;">S</span>		
2. PROPOSAL	Housing development and ancillary works,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
			1. .... 2. ....
4. SUBMITTED BY	Name <b>A. J. Purcell &amp; Assocs.,</b> Address <b>Archs., 13, Anglesea St., Dublin 2,</b>		
5. APPLICANT	Name <b>Tern Houses (Brennanstown) Ltd.,</b> Address <b>Lonsdale House Avoca Ave., Blackrock, Co. Dublin</b>		
6. DECISION	O.C.M. No. PA/2635/82		Notified 22nd Oct., 1982
	Date 22nd Oct., 1982		Effect To grant permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 10th Dec., 1982		Decision Approval refused by An Bord Pleanala
	Type 1st Party,		Effect 7th March, 1985
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 .....	

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: X.A. 1617

APPEAL by Tern Houses (Brennanstown) Limited, of Lonsdale House, Avoca Avenue, Blackrock, County Dublin, against the decision made on the 22nd day of October, 1982, by the Council of the County of Dublin, to grant subject to conditions an approval for residential development and ancillary site works on a site at Ballyowen, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, approval is hereby refused for the said residential development and site works for the reason set out in the Schedule hereto.

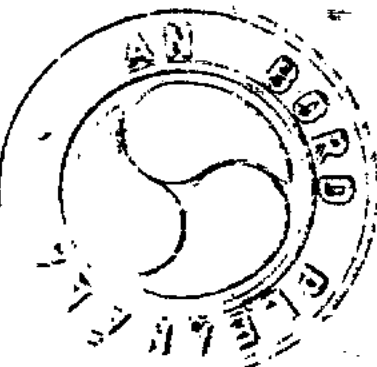
SCHEDULE

The proposed development would be premature and would result in the creation of a serious traffic hazard on the present inadequate and heavily-trafficked road fronting the site.

*Eoghan L. Brangan*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this *7<sup>th</sup>* day of *March* 1985.



# DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

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

~~Notification of Decision to Grant Permission/Approval~~ **Approval**  
~~Local Government (Planning and Development) Acts, 1963 & 1976~~ **1963 - 1982**

To: **A. J. Purcell and Associates,**  
**13 Angelsea Street,**  
**Dublin 2.**

Decision Order  
Number and Date **PA/2635/82 22.10.82**

Register Reference No. **KA1617**

Planning Control No. ....

Application Received on **25.8.82**

Applicant **Tern Houses (Brennanstown) Ltd.**

In pursuance of its functions under the above-mentioned Acts, 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:-

**site works and housing development at Ballyowen, Lucan**

## SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>3. That the <del>proposed</del> <b>each</b> house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of <b>£197,000.</b> 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised 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>

(Contd ....)

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

for Principal Officer

Date: **22nd October, 1982**

**IMPORTANT: Turn overleaf for further information.**

CONDITIONS	REASONS FOR CONDITIONS
<p><b>5.</b> 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, carparks, sewers, watermains or drains has been given by:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of <b>£180,000.</b></p> <p>which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.</p> <p>Or/</p> <p>(b) Lodgement with the Council of <b>cash of £75,000</b> 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>Or/</p> <p>(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body 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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p><b>Note:</b> When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.</p>	<p><b>5.</b> To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p>(Contd. ...)</p>

**NOTE:**

If there is no appeal to An Bord Pleanala 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 Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. 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:—

An Bord Pleanala, ~~Helbrook House, Helles Street, Dublin 2.~~ **Blocks 6 & 7, Irish Life Centre, Lwr. Abbey Street.**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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. 724755(Ext. 262/264)

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

Notification of Decision to Grant ~~Permission~~/Approval  
Local Government (Planning and Development) Acts, ~~1963-1978~~ 1963 - 1982

To: A. J. Purcell and Associates

Decision Order  
Number and Date PA/2635/82 22. 10.82

13 Anglessea Street,

Register Reference No. XA1617

Dublin 2.

Planning Control No. ....

Application Received on 25.8.82

Applicant TEAR HOUSES (DRENNANSTOWN) LTD.

In pursuance of its functions under the above-mentioned Acts, 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:-

site works and housing development at Ballyowen, Lucan

## SUBJECT TO THE FOLLOWING CONDITIONS:

### CONDITIONS

### REASONS FOR CONDITIONS

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.

6. To protect the amenities of the area.

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

7. In the interest of amenity.

8. 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. In the interest of amenity and public safety

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

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

~~The above conditions are subject to the condition that the land proposed to be developed shall be used for the purpose of the development and shall be available for use by residents on completion of their dwellings~~

~~In addition to the above conditions, the applicant shall be required to submit a site plan showing the proposed development and the location of the proposed 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.

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: 22nd October, 1982

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p><b>11.</b> 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.</p> <p><b>12.</b> 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.</p> <p><b>13.</b> 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. <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.</p> <p><b>14.</b> That a detailed and comprehensive landscaping programme including phasing for levelling, soiling, seeding and landscaping including tree planting, of all areas shown and conditioned as public open space and for street landscaping shall be agreed with the Parks Department and shall be fully implemented as required or in lieu of the above the developer shall pay a financial contribution of £300. per house to Dublin County Council as a <del>marketing contribution</del> contribution towards the development of public open space before development commences.</p> <p><b>15.</b> That a distance of 7'6" be provided between the flanks of each house.</p> <p><b>16.</b> That each front garden have a minimum depth of 26ft. and each rear garden have a minimum depth of 35ft. Save as referred to in condition No. 21 below.</p> <p><b>17.</b> That no housing development take place on foot of this permission until suchtime as the new local Distributor Road has been constructed from the existing Newlands Fonthill Road to the access to the site at Earlsfort Road and is available for use by the <del>applicant</del> applicant.</p>	<p><b>11.</b> To comply with public health requirements 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.</p> <p><b>12.</b> In the interest of the proper planning and development of the area.</p> <p><b>13.</b> In the interest of visual amenity.</p> <p><b>14.</b> In the interest of the proper planning and development of the area.</p> <p><b>15.</b> In the interest of the proper planning and development of the area.</p> <p><b>16.</b> In the interest of the proper planning and development of the area.</p> <p><b>17.</b> In the interest of road safety.</p> <p>Over/.....</p>

**NOTE:**

If there is no appeal to An Bord Pleanála 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 Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanála. 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:—

An Bord Pleanála, ~~100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000~~ Blocks 6&7, Irish Life Centre, Lwr. Abbey St.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.

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DUBLIN 1

Notification of Decision to Grant Permission/Approval  
Local Government (Planning and Development) Acts, 1963-1982

1963 - 1982

Decision Order  
Number and Date PA/2635/82 22.10.82

Register Reference No. KA1617

Planning Control No. 25.8.82

Application Received on

To: A. J. Purcell and Associates,

13 Angleson Street,

Dublin 2.

Applicant Tern House (Brennanstown) Ltd.

In pursuance of its functions under the above-mentioned Acts, 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:-

site works and housing development at Ballyowen, Lucan

SUBJECT TO THE FOLLOWING CONDITIONS

## CONDITIONS

## REASONS FOR CONDITIONS

Contd./.....

18. That the applicant pay a financial contribution of £1,500. per house towards the provision of a satisfactory road network in the area. The timing and method of payment shall be agreed in writing with the Planning Authority prior to commencement of development. Out of this contribution £80,000. to be paid towards the cost of constructing that section of the proposed local Distributor Road between the Fonthill Road and the proposed roundabout to the southeast of the site. From this contribution a deduction will also be made in respect of the cost of any portion of the proposed new distributor road at the southern boundary of the applicants' site between the roundabout to the southeast to the western limit of the applicant's property which may be constructed by the applicant.

19. That no housing development take place on foot of this permission until such time as the Local Distributor Road across the southern boundary of the site has been constructed from Earlsfort Road to the western limit of the applicant's property.

20. The junction of Earlsfort Road and the Distributor Road to be to the Roads Engineer's design.

21. All houses fronting and flanking onto the Earlsfort Road, Beechview opposite the open space and Ash Road to have a minimum building line set back of 35ft.

18. 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.

19. In the interest of road safety.

20. In order to comply with the requirements of the Roads Department.

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

Over/.....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 22nd October, 1982

IMPORTANT: Turn overleaf for further information.



CONDITIONS	REASONS FOR CONDITIONS
<p><b>Contd./.....</b></p> <p>22. Detailed plans shall be submitted to the Planning Authority for approval providing for footpath to be developed from the southern end of Ash Crescent to the western end of Earlsfort Park to the western boundary of the site and from the north end of Earlsfort Park to the western boundary of the site. Such plan shall be approved prior to the commencement of development on the site.</p> <p>23. No house shall be occupied unless and until such time as the land required for the school and church sites to the east of Ash Road has been made available to the appropriate Authorities.</p> <p>24. The boundary treatment between the proposed public open space and the existing house adjoining the south east corner of the site shall be the subject of an agreement with the Planning Authority.</p> <p>25. The location of builders compounds and site offices shall be agreed with the Planning Authority prior to commencement of any development and in this connection the areas shown as proposed public open space shall not be used for such uses.</p> <p>26. That the area shown and conditioned as public open space shall not be used for the disposal of any materials other than those agreed with the Parks Department and such open spaces shall be kept in a tidy and clean state until such time as they are landscaped in accordance with the requirements of condition No. 14.</p> <p>27. That 6ft. wide footpaths be provided around the roadside boundaries of the proposed public open space at the north end of the site. Detailed plans shall be approved by the Planning Authority prior to the commencement of development.</p> <p>28. That the development of two bedroomed bungalows be restricted to a total of 100 house sites. The location of these house sites to be agreed with the Planning Department prior to the commencement of development.</p>	<p>22. In the interest of the proper planning and development of the area.</p> <p>23. In the interest of the proper planning and development of the area.</p> <p>24. In the interest of amenity.</p> <p>25. In the interest of amenity.</p> <p>26. In the interest of <del>max</del> amenity.</p> <p>.....</p> <p>27. In the interest of the proper planning and development of the area.</p> <p>28. In the interest of the proper planning and development of the area.</p> <p><b>Over/.....</b></p>

**NOTE:**

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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:—

An Bord Pleanála, ~~Fourbrook House, Holmes Street, Dublin 2.~~ **Blocks 6 & 7, Irish Life Centre, Lwr. Abbey St.**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.



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Notification of Decision to Grant ~~Refusal~~/Approval  
Local Government (Planning and Development) Acts, 1963-1982

To: A. J. Purcell and Associates,  
13 Anglessea Street,  
Dublin 2.  
Decision Order  
Number and Date NR/2635/82 22.10.82  
Register Reference No. XA1617  
Planning Control No. \_\_\_\_\_  
Application Received on 25.8.82  
Applicant Tern Houses (Brennanstown) Ltd.

In pursuance of its functions under the above-mentioned Acts, 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 ~~Refusal~~/Approval for:-

siteworks and housing development at Ballyowne, Lucan

## SUBJECT TO THE FOLLOWING CONDITIONS

### CONDITIONS

- Contd./
29. That a revised scheme of street ~~xxxxxx~~ <sup>tree</sup> street planting be submitted following consultations with the Parks Department.
30. That, in relation to foul sewer facilities :-
- a. the sewer line from F24 - F26 to be extended to site boundary. Pipe size to be 225mm diameter, gradient of 1/265.
  - b. construction of houses within 50m. of the twin rising mains is not to commence until such time as ~~xxx~~ rising mains have been constructed.
  - c. evidence of all necessary wayleaves to be submitted.
31. In relation to surface water drainage pending construction of surface water schemes to which this site will drain applicant may dispose of surface water to streams in the area provided :-
- a. applicant can show that existing streams have capacity to accept additional flows.
  - b. details of temporary outfalls to be submitted.
  - c. the surface water outfall to the Griffen Catchment is to be redesigned to cater for a flow of 310 l/sec.
  - d. the surface water network to be extended to site boundary in the vicinity of MH16. The extension to be 225mm. diameter at 1/140. The pipe network to be redesigned to cater for an additional input of 40 l/sec at site boundary.

### REASONS FOR CONDITIONS

29. In the interest of visual amenity.
30. In order to comply with the Sanitary Services Acts, 1878 - 1984.
31. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Over/.....

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

for Principal Officer

Date: 22nd October, 1982

IMPORTANT: Turn overleaf for further information.

Contd./.....

- e. applicant to consult with Sanitary Services Department prior to construction of surface water outfall across the line of the twin mains.
- f. all necessary wayleaves to be obtained and submitted by applicant.
- g. applicant to resubmit showing all required revisions to network

32. Water supply is available from existing 300mm. water main on Lucan/Clondalkin Road. Not more than 100 houses to be occupied per year pending construction of proposed watermain to improve supply in the area. Internal watermain layout be amended in accordance with the requirements of the Sanitary Services Department.

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

**NOTE:**

If there is no appeal to An Bord Pleanála 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 Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanála. 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:—

An Bord Pleanála, ~~Not to be used for appeals~~ **Blocks 6 & 7, Irish Life Centre, Lwr. Abbey St.**

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.