

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  XA.1616.
1. LOCATION	Ballyowen, Lucan, Co. Dublin.		
2. PROPOSAL	Residential Housing Development & Ancillary Works.		
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  25th Aug. 1982.	Date Further Particulars
			(a) Requested 1. .... 2. ....
(b) Received 1. .... 2. ....			
4. SUBMITTED BY	Name Andrew J. Purcell & Associates. Address 13, Anglesea Street, D.2.		
5. APPLICANT	Name Tern Houses (Brennanstown) Limited. Address Lonsdale House, Avoca Avenue, Blackrock.		
6. DECISION	O.C.M. No. PA/2624/82		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 Permission granted by
	Type 1st Party,		An Bord Pleanala 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 PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: X.A. 1616

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 a permission for the construction of 496 houses and ancillary site works on a site at Ballyowen, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the construction of the said 496 houses and site works in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are complied with, it is considered that the proposed development would accord with the proper planning and development of the area.

SECOND SCHEDULE

1. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be as agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

Contd./....

SECOND SCHEDULE

2. Before the development is commenced, the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion, and maintenance until taken in charge by the said Council, of roads, footpaths, sewers, watermains, drains, public open spaces, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development. The form and amount of the security shall be agreed between the planning authority and the developers or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

3. All public services for the proposed development, including electrical, communal television and telephone cables and equipment, shall be located underground throughout the site.

Reason: In the interests of visual amenity.

4. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.

Reason: To ensure that street lighting of adequate standard is provided.

5. Arrangements for the provision of foul sewerage and surface water drainage facilities, and for the provision of a water supply to serve the proposed development shall be in accordance with the detailed requirements of the planning authority, such arrangements to provide for foul sewers and surface water drains of such sizes and gradients as may be required by the planning authority, the acquisition by the developers of any rights or wayleaves over land not under their control which may be necessary to enable them to carry out any of the works involved and a time-table for the commencement of construction of any houses that would be within 50 metres of any proposed County Council sewer or sewers affecting the proposed development.

Reason: In the interests of orderly development and public health.

6. Screen walls (in brick or block or similar durable materials) not less than 2 metres high and suitably capped and rendered shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view.

Reason: In the interests of visual and residential amenity.

Contd./....

SECOND SCHEDULE (Contd.)

- (a) The areas to be reserved for use as public open space shall be soiled, seeded, planted and landscaped in accordance with a detailed scheme to be submitted to and agreed with the planning authority, the scheme to include (i) details of boundary treatment between the open space area on the south-east of the site and the adjoining house plot, and (ii) a time-table for the carrying out of the works proposed in the scheme.
- (b) Street planting and landscaping shall also be carried out in accordance with a scheme to be submitted to and agreed with the planning authority, the scheme to include a time-table for the carrying out of the works proposed in the scheme.
- (c) If it is agreed between the developers and the planning authority that the authority should assume responsibility for the carrying out of the works referred to at (a) and (b) above, the developers shall be responsible for payment to the authority of the costs involved, the amount to be paid and arrangements for payment to be as agreed between the developers and the authority.
- (d) Areas to be developed as public open space shall not be used for the location of builders' compounds or site offices, or for the disposal or deposit of materials (save as may be agreed with the planning authority) and the areas shall be kept in a clean and tidy state until their development in accordance with the terms of (a) above.

**Reason:** In the interests of the amenities of future residents of the houses and of the area generally.

8. A minimum separation distance of 7 feet, 6 inches, shall be provided between flanks of houses.

**Reason:** To facilitate proper maintenance of the houses, and to allow clear access to the rear of houses.

9. Save as otherwise provided for in drawing number 46B lodged with the application, in relation to houses facing or flanking the proposed open space area to the east of the road described as Earlsfort Road, each front garden shall have a minimum depth of 25 feet and each rear garden shall have a minimum depth of 35 feet.

**Reason:** In the interests of residential amenity.

10. No housing development on foot of this permission shall be commenced until the section of the new local distributor road between the Newlands/Fonthill Road and the access to the site at the road referred to as Earlsfort Road has been constructed to the satisfaction of the planning authority and is available for use by the developers. The junction of the distributor road with the access road shall be designed and constructed in accordance with the detailed requirements of the planning authority.

**Reason:** In the interests of road safety.

SECOND SCHEDULE (Contd.)

11.(a) Subject to (b) below, the developers shall pay a financial contribution of £1,400 per house to Dublin County Council towards the cost of the provision of a satisfactory public road network in the area. Arrangements for payment of the amount involved shall be as agreed between the developers and the planning authority before development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.

(b) The amount of the contribution to be paid in accordance with the terms of (a) above shall be subject to a deduction in respect of any works that may be undertaken by the developers on the construction (to the detailed requirements of the planning authority) of any portion of the new distributor road along the southern boundary of the site, the amount of the deduction to be as agreed between the developers and the planning authority or, failing agreement, as may be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developers should contribute towards the cost of the improvement of the public road network in the area which will facilitate the proposed development.

12. Footpaths shall be provided by the developers from the northern end of the road referred to as Earlsfort Park and from the southern end of the road referred to as Ash Crescent to the western boundary of the site in accordance with the detailed requirements of the planning authority.

Reason: In the interests of orderly development and pedestrian convenience.

13. The part of the site expected to be required in connection with the provision of community facilities to the east of the road described as Ash Road shall be reserved for those purposes.

Reason: To facilitate the orderly and comprehensive development of the area.

Contd./.....

SECOND SCHEDULE (Contd.)

14. The layout of the northern part of the site (i.e. that part served by the roads referred to as Beech View, Ash Road, Ash Avenue, Ash Crescent, Ash Park, Ash Lawns and Ash Drive) shall be redesigned. No development shall take place on this part of the site until a revised layout has been approved by the planning authority, or by An Bord Pleanála on appeal.

**Reason:** The proposed layout would result in a poor quality, substandard residential environment in that:-

- (i) it constitutes a rectangular grid-type development with lengthy residential roads;
- (ii) it makes inadequate use of culs-de-sac and curved roads to create a safer and more interesting environment, and
- (iii) it makes inadequate provision for grouping houses into smaller units which could facilitate the creation of a sense of community.



*Eoghan J. 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  
Local Government (Planning and Development) Acts, 1963 & 1978 ~~1963-1982~~ 1963-1982.

To: **A.J. Purcell & Associates,**  
**13 Anglessea Street,**  
**DUBLIN 2.**

Decision Order  
Number and Date **PA/2624/82 22.10.82**

Register Reference No. **XA 1616**

Planning Control No. ....

Application Received on **25.8.82**

Applicant **Tern Houses (Bremmanstown) 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 Ballyowna, Lucan.**

## SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<b>1.</b> 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.	<b>1.</b> To ensure that the development shall be in accordance with the permission and that effective control be maintained.
<b>2.</b> 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.	<b>2.</b> In order to comply with the Sanitary Services Acts, 1878 - 1964.
<b>3.</b> That the proposed house be used as a single dwelling unit.	<b>3.</b> To prevent unauthorised development.
<b>4.</b> That a financial contribution in the sum of <b>£197,000.00</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.	<b>4.</b> 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.

(Contd . . . .)

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

for Principal Officer

Date: .....

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

# CONDITIONS

# REASONS FOR CONDITIONS

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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£180,000.00**

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.

(b) Lodgement with the Council of **cash of £75,000.00** Or/ 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.

(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.

and such lodgement in either case has been acknowledged in writing by the Council.

**Note:** 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.

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.

(Contd. ...)

## 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, ~~Room 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~~ **Block 6 & 7, Irish Life Centre, Abbey St. Dublin 1.**

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, 1962-8, 1976 ~~1963-1976~~ **1963-1982**

To: A.J. Purcell & Assoc.,  
13, Angleson St.,  
Dublin 2.  
Decision Order  
Number and Date PA/2624/82, 22/10/'82  
Register Reference No. IA.1616  
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:-

Proposed 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.
<del>That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and that suitable forms of screening be provided to the satisfaction of the Council.</del>	<del>In the interest of the proper planning and development of the area.</del>
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

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.

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.

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## 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, Holbrook House, Holles Street, Dublin 2.  
**Blocks 6 & 7, Irish Life Centre, Lr. 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.

# 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, ~~1963-1982~~ **1963-1982.**

To: **A.J. Purcell & Associates,**  
**13 Anglessea St.,**  
**DUBLIN 2.**

Decision Order  
Number and Date **PA/2624/82 22.10.82**

Register Reference No. **XA 1616**

Planning Control No. ....

Application Received on **25.8.82**

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

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
<b>Contd.</b> <b>14. 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 contribution towards the development of public open space before development commences.</b> <b>15. That a distance of 7'6" be provided between the flanks of each house.</b> <b>16. That each front garden have a minimum depth of 25ft and each rear garden have a minimum depth of 35ft. Save as referred to in condition no. 21 below.</b> <b>17. That no housing development take place on foot of this permission until such time 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 applicant.</b> <b>18. That the applicant pay a financial contribution of £1,400. per house towards the provision of 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</b>	<b>14. In the interest of the proper planning and development of the area.</b>  <b>15. In the interest of the proper planning and development of the area.</b> <b>16. In the interest of the proper planning and development of the area.</b> <b>17. In the interest of road safety.</b>  <b>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.</b>

.../Contd.

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

for Principal Officer

Date: **22.10.82**

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

CONDITIONS

REASONS FOR CONDITIONS

Contd.

18. this contribution £80,000. to be paid towards the the cost of constructing that section of the proposed Local Distributor Road between the Fonthill Road and the proposed roundabout to the south-east 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 south east to the western limit of the applicants' 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 applicants' 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, Beech View opposite the open space and Ash Road, to have a minimum building line set back of 35ft.

22. Detailed plans shall be submitted to the Planning Authority for approval providing for footpaths 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.

23. No houses 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.

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.

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.

18.

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.

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. In the interest of amenity.

25. In the interest of amenity.

...../Contd.

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, ~~Block 6 & 7, Irish Life Centre, Abbey St. Dublin 1.~~ Block 6 & 7, Irish Life Centre, Abbey St. Dublin 1.

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, 1963-1982.

To: **A.J. Purcell & Associates,**  
**13 Anglessea Street,**  
**DUBLIN 2.**

Decision Order  
Number and Date **PA/2624/82 22.10.82**

Register Reference No. **XA 1616**

Planning Control No. ....

Application Received on **25.8.82**

Applicant **Tern Houses (Bremmanstown) Limited.**

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
<b>Contd.</b> 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. 27. That 6ft. wide footpath be provided around the roadside boundaries of the proposed public open space at the north end of the site. Detailed shall be approved by the Planning Authority prior to the commencement of development. 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. 29. That a revised scheme of street tree planting be submitted following consultations with the Parks Department. 30. That in relation to foul sewer facilities:- a. The sewer line from F24-F4 to be extended to site boundary, Pipe size to be 225mm diameter, gradient of 1/7265. b. construction of houses within 50m of the twin rising mains is not to commence until such time as rising mains have been constructed. c. Evidence of all necessary wayleaves to be submitted.	<b>26. In the interest of amenity.</b>  <b>27. In the interest of the proper planning and development of the area.</b>  <b>28. In the interest of the proper planning and development of the area.</b>  <b>29. In the interest of visual amenity.</b>  <b>30. In order to comply with the Sanitary Services Acts, 1878-1964.</b>

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

Contd.

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 M16. The extension to be 225mm diameter at 1/140. The pipe network to be redesigned to cater for an additional input of 40l/sec at site boundary.
- 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 watermain on Lucan/Candalkin 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 to be amended in accordance with the requirements of the Sanitary Services Department.

31. In order to comply with the Sanitary Services Acts, 1878-1963.

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

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