

# COMHAIRLE CHONTAE ÁTHA CLIATH

|                               |   |               |  |   |                  |         |         |  |  |         |         |
|-------------------------------|---|---------------|--|---|------------------|---------|---------|--|--|---------|---------|
| P. C. Reference               | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976<br>PLANNING REGISTER                                      |               | REGISTER REFERENCE<br>XA.1441.   |   |                  |         |         |  |  |         |         |
| 1. LOCATION                   | Sites No. 6 - 36 even, Blessington Road, Fortunestown, Tallaght. <span style="float: right; font-size: 2em;">S</span> |               |  |   |                  |         |         |  |  |         |         |
| 2. PROPOSAL                   | Change of roof type.  |               |  |   |                  |         |         |  |  |         |         |
| 3. TYPE & DATE OF APPLICATION | TYPE  | Date Received | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Date Further Particulars<br/>(a) Requested </div> <div style="width: 45%;"> Date Further Particulars<br/>(b) Received </div> </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">P</td> <td style="width: 15%;">28th July, 1982.</td> <td style="width: 40%;">1. ....</td> <td style="width: 35%;">1. ....</td> </tr> <tr> <td></td> <td></td> <td>2. ....</td> <td>2. ....</td> </tr> </table> | P | 28th July, 1982. | 1. .... | 1. .... |  |  | 2. .... | 2. .... |
| P                             | 28th July, 1982.  | 1. ....       | 1. ....  |   |                  |         |         |  |  |         |         |
|                               |   | 2. ....       | 2. ....  |   |                  |         |         |  |  |         |         |
| 4. SUBMITTED BY               | Name Desmond McCarthy.<br>Address Lynwood House, Ballinteer Rd., D.16.  |               |  |   |                  |         |         |  |  |         |         |
| 5. APPLICANT                  | Name F. P. Size & Sons Ltd.<br>Address 40, The Paddocks, Tipper Road, Naas, Co. Kildare.                              |               |  |   |                  |         |         |  |  |         |         |
| 6. DECISION                   | O.C.M. No. PA/2408/82<br>Date 27th Sept., 1982  |               | Notified 27th Sept., 1982<br>Effect To grant permission,   |   |                  |         |         |  |  |         |         |
| 7. GRANT                      | O.C.M. No. PBD/712/82<br>Date 9th Nov., 1982  |               | Notified 9th Nov., 1982<br>Effect Permission granted,  |   |                  |         |         |  |  |         |         |
| 8. APPEAL                     | Notified<br>Type  |               | Decision<br>Effect   |   |                  |         |         |  |  |         |         |
| 9. APPLICATION SECTION 26 (3) | Date of application   |               | Decision<br>Effect   |   |                  |         |         |  |  |         |         |
| 10. COMPENSATION              | Ref. in Compensation Register   |               |  |   |                  |         |         |  |  |         |         |
| 11. ENFORCEMENT               | Ref. in Enforcement Register  |               |  |   |                  |         |         |  |  |         |         |
| 12. PURCHASE NOTICE           |   |               |  |   |                  |         |         |  |  |         |         |
| 13. REVOCATION or AMENDMENT   |   |               |  |   |                  |         |         |  |  |         |         |
| 14.                           |   |               |  |   |                  |         |         |  |  |         |         |
| 15.                           |   |               |  |   |                  |         |         |  |  |         |         |

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

# 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 & 1978 ~~1963-1982~~ 1963-1982

To: **P.P. Size & Sons, Ltd.,**  
**40 The Paddocks,**  
**Tipper Road,**  
**Naas, Co. Kildare.**

Decision Order **PA/2408/82** **27/9/82**  
Number and Date

Register Reference No. **XA 1441**

Planning Control No.

Application Received on **28/7/82**

Applicant **P.P. Size & Sons, Ltd.**

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

**change of roof type for sites 6 to 36 at Fortunestown, Tallaght.**

## CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application as modified by Drawing No. 261/1 submitted on 24th September, 1981, save as is in the conditions hereunder otherwise required.
2. That approval under the relevant Bye-Laws with respect to new buildings be obtained before development commences.
3. That each dwellinghouse be used as a single dwelling unit.
4. All house sites must have a minimum rear garden depth of 35ft and front garden depth of 25ft.
5. No site huts, builder's compound or ~~in~~ other such structures are to be erected on the major public open space which shall be adequately protected during the course of the development, with suitable fencing, details of which are to be agreed with the Planning Authority. Waste materials or topsoil are not to be stored on public open space areas save with the agreement of the Parks Superintendent.
6. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.

## REASONS FOR CONDITIONS

1. To ensure that the development shall be ~~xxx~~ 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. In the interest of residential amenity.
5. In order to facilitate provision and development of public open spaces.
6. In the interest of amenity.

Contd./.....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **9 NOV 1982**

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

7. That public lighting be provided along the local distributor and the housing ~~xxx~~ access roads before the houses on each street are 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 screen walls of solid ~~xxxxxx~~ construction in blockwork or similar durable materials not less than 2 metres ~~xxx~~ high suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. The specific ~~for~~ location for all screen walls are to be the subject of consultation and agreement with the County Council before any construction work is put in hands on such screen walls.

10. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, ~~xxx~~ rubble or other debris on adjoining roads during the course of the works.

11. All water main tappings, branch connections, swabbing and chlorination shall be carried out by the County Council, Sanitary Services Department and the cost thereof shall be paid to the County Council before any development commences.

12. No connections will be permitted to any of the existing watermains traversing the site without the agreement ~~x~~ in writing of the Sanitary Services Department.

13. Communal T.V. cables to be laid underground at road ~~xxxxxx~~ crossing locations and suitable ducts are to be provided for such cables as part of road and footpath construction.

14. A minimum gap between gables of 7ft.6ins. (2.3m) to be provided between pairs of dwellings for the full length of gables throughout the development.

7. In the interest of amenity and public safety.

8<sup>1</sup> In the interest of the proper planning and development of the area.

9. In the interest of visual amenity.

10. To protect the amenities of the area.

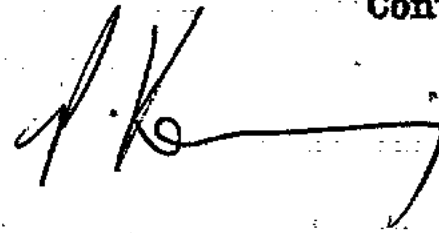
11. To comply with the public health requirements and to ensure adequate standards of workmanship. As the provision of these services will facilitate the ~~xxx~~ proposed development it is considered reasonable that the Council should recoup the cost.

12. In the interest of public health and to comply with the Sanitary Services Acts 1878-1964.

13. In the interest of amenity and public safety.

14. In the interest of the proper planning and development of the area and to achieve a proper standard of development.

Contd./.....



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## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1978 1963-1982

To: P.P. Sizes & Sons Ltd.

Decision Order PA/2408/82 27/9/82

Number and Date

40 The Paddocks,

KA 1441

Tipper Road,

Register Reference No.

Naas.

Planning Control No.

Application Received on 28/7/82

Applicant P.P. Size & ons, Ltd.

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

change of roof ~~type~~ type for sites 6 to 36 at Fortunestown Tallaght.

| CONDITIONS   | REASONS FOR CONDITIONS   |
|--|--|
| 15. All driveways to have a minimum width of 8ft. over their full length.  | 15. In the interest of the proper planning and development of the area and to achieve a proper standard of development.  |
| 16. 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 for Roads, Open <del>and</del> Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-<br>a. Lodgement with the Council of an approved Insurance Company Bond in the sum of <del>£13,000</del> £13,000. 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 Spaces, Car Parks, Sewers, Watermains and Drains are <del>take</del> taken in charge by the Council.<br>Or/.....<br>b. Lodgement with the Council of cash of £8,000. to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction, on the <del>provision</del> provision and completion of such services to <del>met</del> standard specification.<br>or/.....<br>c. Lodgement with the Planning Authority of a letter of <del>gas</del> guarantee issued by anybody approved by the | 16. To ensure that a ready <del>sanction</del> sanction <del>may</del> be available to induce the provision of services <del>ant</del> to prevent disamenity in the development. |

Contd./.....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: - 9 NOV 1982

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

16. c. contd./...

Planning Authority for the purpose ~~is~~ in respect of the proposed development in accordance with guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

Note: When development has been completed the Council may pursue the bond to secure ~~the~~ completion of the works required to bring the estate up to the standard for taking in charge.

17. That arrangements be made for the payment of £192,000. towards the cost of special road works, (in respect of the overall development) which will be undertaken by the Council and which will ~~be~~ facilitate the proposed development viz. the ~~im~~ improvements of the National Secondary Roads N.81 Blessington Road and No. 82 Saggart Road.

18. That arrangements be made for the payment of the financial contribution in the sum of £368,880. (in respect of the overall development) towards the provision of public ~~and~~ services in respect of Sector C Fortunestown.

19. That arrangements be made for the ~~pay~~ payment of the open space contribution in the sum of £330. per house.

17. It is considered reasonable that the develop~~ers~~ should contribute towards the cost of any particular public works undertaken by the Council in order to facilitate the development and also that the developers should contribute towards the general costs of public works facilitating the development.

18. The provision ~~is~~ 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. 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.

