

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.58
1. LOCATION	Ballyowen, Lucan. S		
2. PROPOSAL	Residential Housing Development & Ancillary Works.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	A	20.1.1982.	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name A.J. Purcell & Associates. Address 13, Anglesea Street, Dublin 2.		
5. APPLICANT	Name Tern Houses (Brennanstown) Ltd. Address Lonsdale House, Avoca Ave., Blackrock.		
6. DECISION	O.C.M. No. PA/710/82 Date 19th March, 1982		Notified 19th March, 1982 Effect To grant permission,
7. GRANT	O.C.M. No. PBD/239/82 Date 29th April, 1982		Notified 29th April, 1982 Effect Permission granted,
8. APPEAL	Notified 3rd May, 1982 Type 1st Party,		Decision Effect
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

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. 58

WHEREAS

1. On the 20th day of January, 1982, Tern Houses (Brennanstown) Limited, of Lonsdale House, Avoca Avenue, Blackrock, County Dublin, (hereinafter called "the applicant") applied to the Council of the County of Dublin (hereinafter called "the planning authority") for approval for residential development and ancillary site works on a site at Ballyowen, Lucan, County Dublin (hereinafter called "the application").
2. On the 19th day of March, 1982, the planning authority decided to grant permission, subject to conditions, for the development the subject of the application.
3. On the 20th day of April, 1982, the applicant appealed to An Bord Pleanala against the said decision of the planning authority.
4. On the 14th day of December, 1984, the applicant withdrew the application.

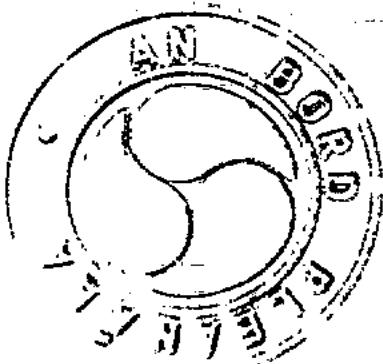
NOW THEREFORE

An Bord Pleanala hereby declares that as the said application has been withdrawn, it is no longer before the Board for determination and that there is therefore now no appeal in relation to the application before the Board.

Eoghan B. Brangan

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

Dated this 7th 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 Grant of Permission/Approval

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

To: **A. J. Purcell & Associates,**

13 Angleson St.,

Dublin 2.

Decision Order **PA/710/82** **19/3/82.**
Number and Date

XL 38

Register Reference No.

16663

Planning Control No.

20/1/82

Application Received on

Applicant

Turn Houses (Broomstown) Limited.

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

Proposed site works and housing development at Ballyonan, Lucan.

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 proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£197,000.** 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.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **29 APR 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.

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, watermain or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£175,000. (one hundred & seventy five thousand pounds)** 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, watermain and drains are taken-in-charge by the Council.

Or/

(b) Lodgement with the Council of **a cash sum of £75,000.** 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.

Or/

(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. ...)

PK
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: **A. J. Purcell & Associates,**
13 Anglenan St.,
Dublin 2.

Decision Order
Number and Date **PA/710/82;** **19/1/82.**

Register Reference No. **XA 58**

Planning Control No. **16663**

Application Received on **20/1/82**

Applicant **Barn Houses (Broomanstown) Limited.**

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

Proposed site works and housing development at Ballyowen, Lucan.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>That the area shown as open space be levelled, soiled, seeded and planted and the same shall be in the County Council's possession and be available for use by residents on completion of their dwellings.</p> <p>10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>In the interest of the proper planning and development of the area.</p> <p>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

29 APR 1982

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

REASONS FOR CONDITIONS

11. That all watermain tapplings 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 a detailed and comprehensive landscaping programme including phasing for levelling, seiling, 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 line of the above shall pay a financial contribution of £300. per house to Dublin County Council as a contribution towards the development of public open space.
15. That a distance of 27'6" be provided between the flanks of each house.
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. 22 below.
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 Kariafort Road and is available for use by the applicant.
- 18.

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.
15. In the interest of the proper planning and development of the area.
16. In order to comply with the requirements of the Development Plan.
17. In the interest of road safety.

Cond.....

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: A. J. Farrell & Associates,
13 Anglemore St.,
Dublin 2.
Decision Order
Number and Date PA/710/821 19/3/82.
Register Reference No. XA 58
Planning Control No. 16663
Application Received on 20/1/82
Applicant Tara House (Droicheadstown) Ltd.

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

Proposed site works and housing development at Ballyoven, Lucan.

CONDITIONS	REASONS FOR CONDITIONS
<p>18. That the applicant pay a financial contribution of £1,200. 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 £20,000. to be paid prior to commencement of any development to be used towards 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. Also to be deducted from this contribution is the cost of constructing the new distributor road across the southern boundary of the applicants site from the roundabout to the south east to the western limit of the applicants property as required in condition 19.</p> <p>19. That the applicant construct the Local Distributor Road across the southern boundary of this site from the Roundabout to the south east of the site to the Western boundary of the site. This road to be constructed with a 24ft. carriageway and 6ft. footpath and 5ft. grass margin along the northern side in accordance with Roads Engineers plan and design for road. The applicants plans to be amended accordingly and the layout agreed with the Planning Authority prior to commencement of development. The applicant is to obtain the necessary authorization from</p>	<p>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.</p> <p>19. In order to comply with the requirements of the Roads Department.</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 29 APR 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

19. condit.....

from Dublin Corporation for right of access and construction works on their lands. The housing layout to be amended to provide for this Distributor Road. The method of constructing this road shall be agreed with the Roads Department prior to commencement of development so as to permit the free flow of traffic on the Lucan/Clonsilla Road during the course of construction.

20. 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 Harlefort Road to the western limit of the applicants property.

21. The junction of Harlefort Road and the Distributor Road to be to the Roads Engineers design.

22. All houses fronting and flanking onto the Harlefort Road, Beech View opposite the open space and Ash Road to have a minimum building line set back of 35ft. as indicated on drawing no. 45 submitted with the application.

23. Sewer from MH P24 to P4 to be extended to site boundary at same size and gradient i.e. 225mm diameter at 1/265. Sewer from MH P4 to MH P3 to be 300mm diameter at 1/390. Construction is not to commence on houses located within 50m. of proposed County Council sewer pending completion of this sewer. All houses which drain to proposed County Council sewer are to be commenced until wayleave has been granted and not to be occupied until construction has been completed on this sewer.

24. An additional flow of 39 l/s to be allowed for at surface water manhole S13 and capacity of sewers downstream of this point to be increased as required to cater for this flow. Surface water sewer from MH S1 to outfall does not have capacity to drain applicants site and should be up sized to 675mm. diameter at same gradient. Documentary evidence to be submitted to indicate that applicant has obtained permission to lay sewer lines on lands not in his ownership.

20. In the interest of road safety.

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

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

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

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

Cond.....

for Principal Officer.

DUBLIN COUNTY COUNCIL

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IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

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

To: **A. J. Farrell & Associates,**
15 Angleside St.,
Dublin 2.

Decision Order
Number and Date **2A/710/82: 19/3/82.**

Register Reference No. **2A 38**

Planning Control No. **16653**

Application Received on **20/1/82.**

Applicant **Terra House (Kilmanstown) Limited.**

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

Proposed site works and housing development at Ballyovan Luanan.

CONDITIONS	REASONS FOR CONDITIONS
<p>25. Water supply is available only from the existing 300mm watermain on the Luanan/Clondalkin Road not more than 100 houses to be occupied per year pending the construction of the proposed watermain to improve the supply in this area. Part of these improvements are to be constructed by the applicant in consultation with the Water Design Department. Branch connections swabbing and chlorination and house tapplings to be carried out by the County Council at the applicants prior expense.</p> <p>26. The precise layout at the western end of Marx Earlsfort Ave., and Beechview to be amended by the omission of the following houses: (a) The northern house on the west side of Earlsfort Park. (b) The two most western houses on Earlsfort Ave. (c) The two most western houses on Beech View. (d) The two most southern houses on Ash Crescent. The sites of these houses and the road at the end of Beech View and Earlsfort Ave. to be incorporated into the public open space. Details to be agreed with Planning Authority prior to commencement of development.</p> <p>27. 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 boundary of the site, from the north end of Earlsfort Park to the western boundary of the site. Each plan shall be approved prior to the commencement of development on the site.</p>	<p>25. In the interest of the proper planning and development of the area.</p> <p>26. In the interest of the proper planning and development of the area.</p> <p>27. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

29 APR 1982

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

28. No houses shall be occupied unless and until a such time as the land required for the school and church sites to the west of Ash Road has been made available to the appropriate authorities.

29. That the locations of the specific house types shall be the subject of agreement with the Planning Authority prior to the commencement of construction of houses. Not more than 10% of the total number of houses in the development shall be of the two bedroom bungalow type. In this regard the number of 2-bedroom bungalows indicated on the submitted plan is unacceptable. Amended proposals to be agreed with the Planning Authority.

30. 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.

31. The location of builders compounds and site offices shall be agreed with the Planning Authority prior to the commencement of any development and in this connection the areas shown as proposed public open space shall not be used for such uses.

32. 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 14.

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

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

30. In the interest of visual amenity.

31. In the interest of visual amenity.

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


for Principal Officer.