

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE <b>XA.53.</b>
1. LOCATION	Ballyowen, Lucan. <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Site works & housing development.		
3. TYPE & DATE OF APPLICATION	TYPE  A	Date Received  20.1.1982.	Date Further Particulars
			(a) Requested 1. .... 2. ....
4. SUBMITTED BY	Name A.J. Purcell & Associates.		
	Address 13, Anglesea St., Dublin 2.		
5. APPLICANT	Name Tern Houses (Brennanstown) Limited.		
	Address Lonsdale House, Avoca Ave., Blackrock.		
6. DECISION	O.C.M. No. PA/708/82		Notified 19th March, 1982
	Date 19th March, 1982		Effect To grant approval,
7. GRANT	O.C.M. No. PBD/239/82		Notified 29th April, 1982
	Date 29th April, 1982		Effect Approval granted,
8. APPEAL	Notified 3rd May, 1982		Decision Approval refused by An Bord Pleanála
	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 .....	

6/5/58974

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: X.A. 53

APPEAL by Tern Houses (Brennanstown) Limited, of Lonsdale House, voca Avenue, Blackrock, County Dublin, against the decision made on the 9th day of March, 1982, by the Council of the County of Dublin, in relation to an application for 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 B. 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

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

724 55 (Ext. 262/264)

## Approval.

Notification of Grant of Permission/Approval

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

A.J. Parcell & Associates,  
Architects & Civil Engineers,  
43 Anglessea St.,  
Dublin 2.

Decision Order  
Number and Date PA/708/82 19/3/82  
Register Reference No. IA 53  
Planning Control No. 16663  
Application Received on 20/1/82

Applicant: Tern Houses (Broomstown) Ltd.,

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

Site: works and housing development at Ballyowen, Lucan.

### CONDITIONS

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.

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.

a. the proposed house be used as a single dwelling unit

b. a financial contribution in the sum of £197,000 to be paid by the proposer to the Dublin County Council towards the 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

### 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 . . .)

The Dublin County Council

Overleaf for further information

Under Building Bye-Laws must be obtained and the carrying out of the work

29 APR 1982

commenced and the

# CONDITIONS

# REASONS FOR CONDITIONS

as 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 **£175,000 (one hundred and seventy five thousand pounds)** 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/

b) Lodgment 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.

Or/

c) such lodgment 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.)

  
Principal Officer.

# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
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DUBLIN 1

262/264)

## Notification of Grant of Permission/Approval

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

A.J. Purcell & Associates,

13 Angelsea St.,

Dublin 2.

Decision Order

Number and Date PA/708/82 19/3/82

Register Reference No. IA 53

Planning Control No. 16663

Application Received on 20/1/82

Tern Houses (Broomstown) Ltd.

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

Site works and housing development at Ballyeven, Incon.

### CONDITIONS

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.

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

That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council and to provide street lighting to the standard required by the County Council.

That the dwellinghouse be occupied until all the services have been connected thereto and are operational.

That the area shown as open space be levelled, soiled seeded and landscaped to the satisfaction of the County Council and to be maintained in that state.

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

### REASONS FOR CONDITIONS

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

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

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

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

(Contd ...)

Dublin County Council

for Principal Officer

leaf for further information

Date

29 APR 1982

These Building Bye-Laws must be obtained before the development is commenced and the terms of the bye-laws must be observed in the carrying out of the work.

## CONDITIONS

That all watermain tapings 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.

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.

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.

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. *\* - see cont. between conditions*

That a distance of 7' 6" be provided between the flanks of each house.

That each front garden have a minimum depth of 25ft. and each rear garden have minimum depth of 35ft. Save as referred to in condition No. 22 below.

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.

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 .....

## REASONS FOR CONDITIONS

11. To comply with public health requirements as 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.

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. Kenny*

# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT  
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DUBLIN 1

262/264)

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

**A.J. Purcell & Assoc.,**  
**13 Angles St.,**  
**Dublin 2.**

Decision Order  
Number and Date **PA/708/82 19/3/82**  
Register Reference No. **LA 55**  
Planning Control No. **16663**  
Application Received on **20/1/82**

**Tern Houses (Bremanstown) Ltd.**

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

**Site works and housing development at Ballyowen, LAMM.**

CONDITIONS

REASONS FOR CONDITIONS

ag with the Planning Authority prior to commence-  
of development. Out of this contribution  
to be paid prior to commencement of any  
ment to be used towards the cost of constructing  
tion of the proposed Local Distributor Road  
the Fonthill Road/ the proposed roundabout to the  
ort of the site. Also to be deducted from the contribution  
cost of constructing the new distributor road along the  
boundary of the applicants site from the roundabout  
south east to the western limit of the applicants property  
shown in Condition 19.

In lieu of the above shall pay a financial  
of £500. per house to Dublin County  
contribution towards the development of  
open space.

That the applicant construct the Local Distributor  
across the southern boundary of this site from the  
to the maximum house south east of the site  
Eastern boundary of the site. This road to be  
with a 24 ft. carriageway and 6 ft. footpath and  
grass margin along the northern side in  
with Roads Engineers plan and design for  
The applicant's plans to be amended  
and the layout agreed with the Planning  
prior to commencement of development. The

19. In order to comply with the  
requirements of the Roads Dept.

Dublin County Council

for Principal Officer

29 APR 1982

Before the development is commenced and

to obtain the necessary authorisation from the Corporation for right of access and construction on their lands. The housing layout to be added to provide for this distributor road. The need of constructing this road shall be agreed with the Roads Department prior to commencement of development to permit the free flow of traffic on the Lucan/Edgalkin Road during the course of construction.

That no housing development take place on feet of permission until such time as the Local Distributor road across the southern boundary of the property has been constructed from Earlsfort Road to the rear limit of the applicants property.

The junction of Earlsfort Road to the Distributor Road to be to the Roads Engineers design.

All houses fronting and flanking onto the Earlsfort Road, Beech View opposite the open space and road to have a minimum building line set back of 33 ft. as indicated on drawing no. 46 submitted with the

sewer from MH F24 to F4 to be extended to boundary at same size and gradient i.e. 225mm

sewer at 1/265. Sewer from MH F4 to MH F3 to be 150mm diameter at 1/390. Construction is not to

commence on houses located with 30m of the proposed Council sewer pending completion of this sewer.

Houses which drain to proposed County Council sewer are to be occupied until construction has been completed on this sewer.

An additional flow of 39L/s. to be allowed for at the water manhole S15 and capacity of sewers downstream of this point to be increased as required to

for this flow. Surface water sewer from MH S1 to S2 does not have capacity to drain applicants

and should be upsized to 675mm diameter at same gradient. Documentary evidence to be submitted to

show the applicant has obtained permission to lay sewer 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.

*PK*  
Principal Officer.



# DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT  
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IRISH LIFE CENTRE  
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Ext. 262/264

## Notification of Grant of Permission/Approval

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

Decision Order

Number and Date

PA/708/82 19/3/82

Register Reference No.

XA 53

Planning Control No.

Application Received on

20/1/82

A. J. Purcell & Assoc.

13 & Angleson St.,

Dublin 2.

Applicant

Tern Houses (Brennanstown) Ltd.

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

site works and housing development at Ballyowen.

CONDITIONS	REASONS FOR CONDITIONS
<p>Water supply is available only from existing 300mm main on the Lucan/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, rising chlorination and house tapplings to be carried out by the County Council at the applicants prior expense.</p> <p>The precise layout at the western end of Earlsfort Park and Beech View to be amended by the omission of 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 southern 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>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 and from the northern 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>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>

on behalf of the Dublin County Council

for Principal Officer

Date

29 APR 1982

Under Building Bye Laws must be obtained before the development is commenced and the te  
complied with the carrying out of the work.

Houses shall be occupied unless and until such as the land required for the school and church to the east of Ash Road has been made available the appropriate authorities.

That the locations of the specific house types 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 bedroomed bungalow house type.

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 agreement with the Planning Authority.

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.

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.

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  
PK

PK