

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 2161
1. LOCATION	Ballyowen Castle, Ballyowen, Lucan, Co. Dublin. S		
2. PROPOSAL	646 houses,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	30th Oct., 1981	<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 R. McDonnell & G. May, Address "Carra," Ballinteer Road, Dublin 14.		
5. APPLICANT	Name Ballyowen Castle Homes Ltd., Address C/o Fitzpatrick's, Solicitors, 37/39, Fitzwilliam Sq.,		
6. DECISION	O.C.M. No. PA/3300/81A Date 24th Dec., 1981		Notified 24th Dec., 1981 Effect To grant permission,
7. GRANT	O.C.M. No. PBD/178/82 Date 26th Feb., 1982		Notified 26th Feb., 1982 Effect Permission granted,
8. APPEAL	Notified 21st Jan., 1982 Type 3rd Party, appeal		Decision withdrawn Effect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

DUBLIN COUNTY COUNCIL

PBD/178/82

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: **R. McDonnell & G. May,**

"Carra"

Ballinteer Road,

DUBLIN 14.

Applicant **Ballyowen Castle Homes Ltd.**

Decision Order **PA/3300/81** **23.12.81**
Number and Date

Register Reference No. **WA 2161**

Planning Control No.

Application Received on **30.10.81**

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

Proposed 646 dwelling houses with ancillary development works and services at
Ballyowen, 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 **£250,240.00** 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:

IMPORTANT: Turn overleaf for further information.

for Principal Officer

Date:

26th February 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

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 **£225,000.00**

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.

Or/

- (b) Lodgement with the Council of **£100,000.00** 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.


for Principal Officer

(Contd. ...)

DUBLIN COUNTY COUNCIL

PBD 178/82

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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: **R. McDonnell & G. May,****"Cerra",****Ballintear Road,
Dublin 14.****Ballyewan Castle House Ltd.**

Applicant

Decision Order
Number and Date **PA/3300/81 - 23/12/81**Register Reference No. **WA.2181**

Planning Control No.

Application Received on **30/10/81**

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

**Proposed 646 dwellinghouses with ancillary development works and services at
Ballyewan, Lucan.**

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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
11. 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.
10. In the interest of the proper planning and development of the area.
11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

IMPORTANT: Turn overleaf for further information.

for Principal Officer

Date: **26th February 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

12. 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.

13. 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.

14. 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.

15. That 7'6" open space be provided between separated dwellinghouses.

16. That a front building line of 25 ft. and a rear garden depth of 35 ft. be provided for all houses.

17. In relation to Sanitary Services this permission refers only to those houses south of the proposed district distributor road. The remainder of the site to be phased by agreement with Sanitary Services and related to progress on the Greater Dublin Drainage Scheme. No building to be erected closer than 3 metres from the centre line of the nearest 300mm. diameter rising main on the Eker Balgeddy Line. Applicant to submit wayleave agreement with adjoining owner for line of proposed rising main. Details of the pump house to be agreed. Standby generator to be provided, and a bond in the sum of £10,000 to be lodged to ensure maintenance of the pumping system. Pumping arrangements to be temporary pending completion of the Eker Pump House and the gravity sewer to the pump house. Prior to commencement of development details of all of these matters to be agreed in writing with the Sanitary Services Engineer.

12. 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.

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

14. In the interest of visual amenity.

15. In the interest of residential amenity.

16. In the interest of residential amenity.

17. In order to comply with the requirements of the Sanitary Authority.

Continued/.....


For Principal Officer

DUBLIN COUNTY COUNCIL

PBD/ 178/ 82

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: Mr. J. J. O'Sullivan & Co. Ltd.
"Larra",
Callinagar Road,
Dublin 14.
Applicant Sallymore Castle Homes Ltd.

Decision Order
Number and Date PA/3200/81 - 23/12/81.
Register Reference No. PA/3200/81
Planning Control No. PA/3200/81
Application Received on 30/10/81.

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

XXXXXX

Proposed 240 new dwellinghouses with ancillary development works and services at
Sallymore, Lucan.

CONDITIONS	REASONS FOR CONDITIONS
<p>10. In relation to surface water applicant to agree in writing details of outfall with Sanitary Services prior to commencement of development. Details of pipes size and gradients levels etc., of outfall sewer to be agreed. Permission to be obtained from Dublin Corporation to lay outfall sewers across their property. The necessary documentation to be submitted to Sanitary Services.</p> <p>11. Houses on sites 271-307 incl. to be omitted from the development and the land of these sites to be reserved as public open space. In the event of the applicant satisfying the Planning Authority that houses on these sites will have no adverse effect on any architectural or archaeological features then the Planning Authority will consider deciding to grant permission for housing on these sites subject to the applicant making a financial contribution to provide an equal area of land for open space purposes on land to the north.</p> <p>12. That the reservation for the post primary school site be as agreed with the Planning Authority. The land required for the school site to be left free of development and reserved as a school site.</p>	<p>10. In order to comply with the requirements of the Sanitary Authority.</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 26th February 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

21. That no housing development take place on foot of this permission until such time as the proposed improvements to the existing Lucan Clonsilla Road have been completed from the Newlands-Fonthill Road to the applicant's site.

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

22. That in the event of the 300 ft. of the Balgaddy Road to the east of the site not being improved by the adjoining developer the applicant shall, as set out in his letter of the 22nd December, 1981, finance the construction of a 24ft. road and one footpath along this length or should the construction of this road improvement be carried out by another developer, carry out construction to an equivalent value of a section of the Ballyowen District Distributor Road.

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

23. The land required for the Ballyowen District Road to be left free of development and to be ceded free of charge to the County Council at commencement of development on foot of this permission.

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

Continued/next page.....


for Principal Officer

DATE:

DUBLIN COUNTY COUNCIL

PBD/178/82

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: R. McConnell & E. May,
"Carra",
Ballintear Road,
Dublin 14.

Decision Order
Number and Date PA/3300/81 - 23/12/81

Register Reference No. WA.2161

Planning Control No.

Application Received on 30/10/81

Applicant Ballyowen Castle Homes Ltd.

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

~~XXXXX~~

proposed 545 dwellinghouses with ancillary development works and services
at Ballyowen, Lucan.

CONDITIONS	REASONS FOR CONDITIONS
<p>24. The Local Distributor road network within applicant's site to be constructed by the applicant at his expense to the satisfaction of the Roads Engineer.</p>	<p>24. In the interest of the proper planning and development of the area.</p>
<p>25. Houses on sites 500 to 505 to be omitted from the development. The applicant to discuss with the Planning Authority a more satisfactory layout for these houses in an attempt to avoid having 3 roads in this vicinity.</p>	<p>25. In the interest of the proper planning and development of the area.</p>
<p>26. The access road to the estate from the roundabout at the south east corner of the roundabout adjacent to site 505 to be a 24ft. carriageway in a 48ft. allowance. Details to be agreed with Planning Authority.</p>	<p>26. In the interest of the proper planning and development of the area.</p>
<p>27. The north south Local Distributor Road to be a 30ft. carriageway in a 70 ft. reservation.</p>	<p>27. In the interest of the proper planning and development of the area.</p>

Continued/overleaf.....

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

for Principal Officer

Date: 26th February 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

28. That a financial contribution to be paid by the applicant to the County Council towards the provision of a satisfactory Class 1 public open space to the north. In this regard the total open space requirement is 10.67 acres. The applicant has shown a 3 acre area of open space and a further 2.95 acres has been excluded on sites 271 to 287. This leaves a shortfall of open space of 4.72 acres of open space. The applicant to pay an agreed financial contribution to cover the cost of this 4.72 acres of public open space. This financial contribution to be agreed in writing prior to commencement of development.

29. To ensure cost towards the cost of provision of public open space.

30. The layout of the site in the south western corner to be amended to provide for a satisfactory development of this area incorporating a vehicular access to the existing Belgadedy Road or Sallycan Lane. Details to be agreed with the Planning Authority.

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


For Principal Officer

DATED:

DUBLIN COUNTY COUNCIL

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LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

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

To: R. McDonnell & G. May,
"CARRA"
Ballinteer Road,
DUBLIN 14,
Applicant Ballyowen Castle Homes Ltd.

Decision Order
Number and Date PA/3300/81 23.11.81.
Register Reference No.
Planning Control No.
Application Received on

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

Proposed 646 dwelling houses with ancillary development works and services at
Ballyowen, Lucan.

CONDITIONS	REASONS FOR CONDITIONS
<p>30. Ballyowen Lane to be improved to a 24ft. carriageway with a 5ft. verge and 6ft. footpath on its eastern side from the District Distributor Road to the northern limit of the applicant's site. Details to be agreed with Roads Engineer.</p> <p>31. All road reservations shall be laid out on site by applicant and checked by Roads Engineer at commencement of development.</p> <p>32. All houses to have minimum 30ft. building line from both Local Distributor Road and District Distributor Road.</p> <p>33. Satisfactory screening to be provided to all existing houses with particular reference to the provision of satisfactory screening of the rear gardens.</p> <p>34. The applicant shall also construct the lag of the north south distributor road from the southern roundabout to the southern limit of the site at his own expense, details of alignment etc to be agreed with the Planning Authority.</p> <p>35. The roundabout in the south east corner of the site shall be constructed in accordance with the Roads Department plan, a revised layout of the area in this vicinity showing how this is being complied with shall be submitted for agreement before construction commences.</p>	<p>30. In the interest of the proper planning and development of the area.</p> <p>31. In the interest of the proper planning and development of the area.</p> <p>32. Do.</p> <p>33.</p> <p>In the interest of proper planning and development of the area.</p> <p>35. In the interest of traffic safety</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 26th February 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

36. The precise location of the open space boundary and screen walling to the open space in the vicinity of the eastern boundary of the site shall be agreed with the Planning Authority having regard to adjoining developments and its layout shall include also for pedestrian connections to the adjoining estate. Such arrangements are to be agreed before construction of the adjoining houses 402 and 528

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

A. King

An Bord Pleanála

PL 6/5/57637

Recd 24/2/82
Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone 01 728011.

*The Secretary
Dublin City
Planning Dept*

Date *17/2/82*

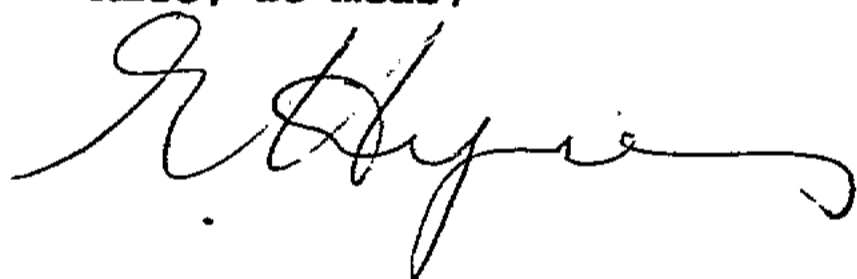
Your Ref *WA 2161*

Appeal re *646 dwelling houses at Ballyowen
Lucan*

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,



*Final Grant to be
issued.*