

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 1721
1. LOCATION	Section C1, C2, C3, C4, Gibbons & Corbally, Blessington Road, Tallaght,		
2. PROPOSAL	Rev. house type and layout, S		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
			1. Time ext. up to and incl., 20/11/81
	P	27th Aug, 1981	1. 2.
4. SUBMITTED BY	Name D. McCarthy & Co., Address Lynwood House, Ballinteer Road, Dublin 16.		
5. APPLICANT	Name Gallagher Group Ltd., Address Donaghmede Shopping Centre, Raheny, Dublin 5.		
6. DECISION	O.C.M. No. PA/2864/81		Notified 20th Nov., 1981
	Date 20th Nov., 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/7/82		Notified 12th Jan., 1982
	Date 12th Jan., 1982		Effect Permission granted,
8. APPEAL	Notified		Decision
	Type		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

P8D / 7 / 82

Tel: 247551 (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: **B. McCarthy & Co.,**
Lynwood House,
Sallinstown Road,
DUBLIN 15.

Decision Order
Number and Date **PA/2854/81 20.11.81**

Register Reference No. **WA 1721**

Planning Control No. **17728**

Time Int. **20.11.81**

Application Received on **27.8.81**

Applicant **Callaghan Group Limited.**

Modified Layout Plan
PA/2854/81
(Scale 1:1000) rec. 11.11.81
(Clarification of agreed layout)

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

Previous Permission a
revised house type and revision of layout in compliance with conditions of sectors C1, C2, C3 and C4, of approved housing development (475 no. houses) at Gibbons and Corbally, Blessington Road, Tallaght.

CONDITIONS

REASONS FOR CONDITIONS

1. Subject to the conditions of this permission the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, as modified by layout drawing no. D271/1, dated June '81, (scale 1:1000) submitted on 11.11.81.
2. That approval under the relevant By-Laws with respect to new buildings be obtained before development commences.
3. That each dwellinghouse be used as a single dwelling unit.
4. That the arrangements made for the phased payment of £192,000. towards the cost of special road works which will be undertaken by the Council and which will facilitate the proposed development viz. the improvement of the National Secondary Roads N61, Blessington Road and N61, Saggart Road, be strictly adhered to in respect this development.
5. That the arrangements made for the payment of the financial contribution in the sum of £364,880.00 towards the provision of public services in respect of Sector C, Portmestown be strictly adhered to.
6. That the necessary land required for road improvement purposes will be reserved as such and kept free from building development.
7. Pavement thickness of carriageway of Distributor Roads should be as laid down in the Roads Standards for district and local authorities.

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, 1878-1984.
3. To prevent unauthorized development.
4. It is considered reasonable that the developer 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.
5. 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 the services.
7. To provide for a proper standard of development.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

12 JAN 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

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- 8. The phasing of construction of the Local Distributor roads should be in accordance with the requirements of the County Council so that adequate sections of these roads are open to traffic before houses are occupied.
- 9. Gradients to access roads shall be one in twenty as far as possible and shall be the subject of consultation and agreement with the Roads Department before construction. The developers must also ensure that house driveway gradients are in accordance with the requirements of the County Council.
- 10. Local Distributor A, shall consist of a 30ft. road in a 51ft. reservation with the carriageway and paths built to local distributor road standards. The construction details of this road are to be the subject of consultation with the County Council before construction.
- 11. All house sites must have a minimum rear garden depth of 15ft. and front garden depth of 15ft.
- 12. The phasing of shopping provision in relation to the phasing of housing development is to be the subject of consultation and agreement with the County Council.
- 13. No site huts, builder's compound or other such structures are to be erected on the major public open spaces which shall be adequately protected during the course of the development with the 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.
- 14. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.
- 15. That public lighting be provided along the local distributor and the housing 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.

- 6. In the interest of the proper planning and development of the area.
- 7. To provide for a satisfactory standard of development.
- 10. In the interest of traffic safety.
- 11. In the interest of residential amenity.
- 12. In the interests of orderly development having regard to the proper planning and development of the area.
- 13. In order to facilitate provision and development of public open space.
- 14. In the interest of amenity.
- 15. In the interests of amenity and public safety.

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DUBLIN COUNTY COUNCIL

PBD/ 7 / 8 2

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) Act 1976

To: **D. McCarthy & Co.,**
Lynwood House,
Ballinteer Road,
DUBLIN 16.
Applicant **Sallaghar Group Limited.**

Decision Order
Number and Date **PA/1864/81 20.11.81**
Register Reference No. **VA 1721**
Planning Control No. **17728**
Application Received on **17.8.81**
Time Auto up to **20.11.81**

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

revised house type and revision of layout in compliance with conditions of sectors C1, C2, C3 and C4 of approved housing development (475 no. houses) at Gibbons and Corbally, Blessington Road, Tallaght.

CONDITIONS

REASONS FOR CONDITIONS

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| <p>16. That no dwelling house be occupied until all the services have been connected thereto and all operational.</p> <p>17. That screen walls of solid construction in block work or similar durable materials not less than 2metres high suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. Screen walls are also required where house plots back onto or directly adjoin public open spaces, primary school and neighbourhood centre. The specific 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.</p> <p>18. That an acceptable street naming and numbering scheme be submitted to and approved by the County Council prior to the occupation of proposed dwellings.</p> <p>19. Areas of public open space indicated on plans shall be reserved as such except where otherwise specified or modified by the Conditions of this permission.</p> <p>20. That all necessary measures be taken by the contractor to prevent the spillage or deposits of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>21. All watermain tapplings, 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.</p> | <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of visual amenity.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In order to provide open space areas of reasonable size and location in relation to the number density and character of structures proposed.</p> <p>20. To protect the amenities of the area.</p> <p>21. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services will facilitate the proposed development it is considered reasonable</p> |
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Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

12 JAN 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

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11. No connections will be permitted to any of the existing watermain traversing the site without the agreement in writing of the Sanitary Services Department.

12. All road reservations shall be fenced off and no top soil, sub-soil, rock or masonry or other materials shall be deposited either temporarily or permanently thereon without the prior written agreement of the Planning Authority.

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

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

15. All driveways to have a minimum width of 8ft. over their full length.

16. One semi-mature tree to be planted in each house plot which backs onto a major road reservation (these are the reservations for the Southern Cross Motorway, and the Walkinstown/Subsackment route.) Details to be agreed in writing with the Council before house occupation.

17. Houses backing onto the reservation for the Southern Cross Motorway and the Walkinstown/Subsackment route to be provided with screen walls of a minimum height of 1.5 m. suitably rendered and weathered and throated capping having a 2 inch vertical face. Details of the proposed wall construction are to be the subject of consultation and agreement with the County Council before construction.

18. The development shall be phased in such a way that access to the primary school site along Local Distributor A together with foul and surface water drainage arrangements to serve the primary school site and a water supply to the primary school site shall be available before any houses are made ready for

21. that the Council should recover the cost.

22. In the interest of public health and to comply with the Sanitary Services Acts, 1878-1944.

23. In the interest of the proper planning and development of the area and to facilitate future road construction.

24. In the interest of amenity and public safety.

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

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

27. In the interests of residential amenity.

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28. In the interest of residential amenity.

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

PKover

DUBLIN COUNTY COUNCIL

PBD/7/82

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: **B. McCarthy & Co.,**
Lynwood House,
Ballintear Road,
DUBLIN 14.
Applicant **B. Gallagher Group Limited.**

Decision Order
Number and Date **PA/1564/81 20.11.81**
Register Reference No. **NA 1721**
Planning Control No. **17723**
Application Received on **17.8.81**
Time Ext. up to **20.11.81**

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

revised house type and revision of layout in compliance with conditions of sectors C1, C2, C3 and C4 of approved housing development (473 no. houses) at Gibbons and Corbally, Blessington Road, Tallaght.

CONDITIONS

REASONS FOR CONDITIONS

29. occupation. The phase which will involve the completion of the Local Distributor Road A to serve the primary school shall include the completion of all footpaths and public lighting associated with it.

30. Public open space area B, shall be handed over to the County Council on completion of 50% of the houses in Sectors C1, C2, C3 and C4.

31. Applicant to submit a map showing wayleaves for foul surface water sewers to the satisfaction of the Sanitary Services Department to allow for connections across land in their ownership or control to the permanent outfalls to the north.

32. That the water supply and drainage arrangements including the disposal of surface water including all necessary temporary pipe system necessary for the housing development proposed, be in accordance with the requirements of the County Council.

33. No houses may be constructed on this site with a ground floor level in excess of 437 O.D. (Foolbeg Datum) pending the completion of the proposed new reservoir at or in the vicinity of Killinarden or completion of specific alternative arrangements by the developer acceptable to the County Council.

34. No sewers shall be constructed 10 metres of trunk watermain except at crossings. A width of 3 metres either side of all watermain except trunk mains shall be permanently sterilised. These matters must be the subject of constitution and agreement with the County Council.

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

31. In the interest of the proper planning and development of the area and in order to ensure that adequate sanitary services facilities can be made available

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

33. To ensure that an adequate and satisfactory water supply be made available.

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

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

12 JAN 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

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35. The internal watermain layout is to be in accordance with the requirements of the County Council. A 150mm loop main is required to be located along the Local Distributor Road A and along the Blessington Road frontage re-alignment. Specific details of revised watermain layout must be the subject of consultation and agreement with the Sanitary Services Department before commencement of development.

36. Paths, verges, public lighting and necessary drainage are to be provided conjointly with the construction of the Local Distributor Road.

37. The disposition and grouping of house types as indicated on lodged house plan, to be agreed with the County Council prior to commencement of development.

38. (i) A comprehensive landscape development plan showing detailed design of all amenity and recreational facilities proposed should be submitted for the approval of the Planning Authority. This plan should be accompanied by detailed works specifications and schedules for each work. It should provide for the following as minimum requirements:-

(a) All residential roads should be planted with trees of an acceptable standard and species at the rate of one tree per two houses. Non residential roads should be suitably planted with standard trees at 15m intervals. A scheme of roadside planting to be agreed and lodged with the County Council prior to commencement of development on site.

(b) trees of an acceptable standard should be provided for in acceptable units and combinations of species suitably planted and protected throughout the open spaces.

(c) a detailed existing vegetation survey should be submitted indicating what items are scheduled for preservation on what grounds and what steps are proposed to ensure their protection during site development.

(d) do

35. In order to comply with the Sanitary Services Acts, 1872-1944.

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

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

38. In order to secure proper landscaping and open space development.

NOTE: The proposals submitted are not considered adequate.

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DUBLIN COUNTY COUNCIL

PBD/7/82

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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: **D. McCarthy & Co.,**
Lynwood House,
Ballinkeer Road,
DUBLIN 16.

Applicant **Gallagher Group Limited.**

Decision Order
Number and Date **PA/2044/81** **20.11.81**

Register Reference No. **WA 1721**

Planning Control No. **17726**

Application Received on **27.8.81**

Time ext. up to: **20.11.81**

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

revised house type and revision of layout in compliance with conditions of sectors C1, C2, C3 and C4, of approved housing development (475 households) at Gibbons and Corbally, Blessington Road, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
contd. (d) details and locations of all playlots and other facilities should be submitted. (e) Details of hardsurfacing and cover treatment of any incidental small spaces throughout the scheme should be submitted. (f) details for all soil and drainage works as they relate to open space or vegetation should be submitted. (g) Provision should be made for playlots at strategic locations within the major open space to conform to the requirements of the Current County Development Plan. 10. (ii) The major open space should be enclosed along road frontage by a 1m. high galvanised railing with vertical members to an acceptable specification and with suitable exit/entrance openings. (ii) As an alternative, the County Council will be prepared to accept responsibility for development of the major open space if the said space is made available by the developer for taking in charge before building development begins, together with the sum of £200.00. (Two Hundred Pounds) per site to be lodged with the development levy, for its comprehensive development as required herein, but the remaining open spaces within the housing areas together with street planting will be responsibility of the developer to conform to the requirements of the Planning Authority as set above. (	

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

for Principal Officer

Date: **12 JAN 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

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18(iii) The landscaping and development of the public open space (including incidental open space within housing areas) shall be completed in phase with housing. The open space shall be available for public use prior to occupation of the houses to which it relates.

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for Principal Officer.

WA1721

D. McCarthy and Co.
Lynwood House,
Ballinteer Road,
Dublin 16.

23rd October, 1981.

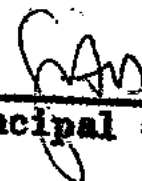
re/ Proposed revised house type and revision of layout in compliance with conditions of previous permission on Sectors C1, C2, aff3 and C4 of approved housing development at Gibbons and Corbally, Blessington Road Tallaght for Gallagher Group Limited.

Dear Sirs,

With reference to your planning application received here on 27th August, 1981 (letter for extension period dated 22nd October, 1981) in connection with the above, I wish to inform you that :-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963 as amended by Section 39(f) of the Local Government (Planning and Development) Act, 1976 the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 20th November, 1981.

Yours faithfully,



for Principal Officer