

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 797
1. LOCATION	Fortunestown, Co. Dublin. S		
2. PROPOSAL	Housing development of 187 houses,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 30th April, 1981	Date Further Particulars
			(a) Requested 1. 29th June, 1981 Time ext. up to and incl., 30/9/81 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, Donaghmede,	
6. DECISION	O.C.M. No.	PA/2296/81	Notified 30th Sept., 1981
	Date	30th Sept., 1981	Effect To grant permission,
7. GRANT	O.C.M. No.	PBD/613/81	Notified 12th Nov., 1981
	Date	12th Nov., 1981	Effect Permission granted,
8. APPEAL	Notified		
	Type		
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

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

Tel. 724755(Ext. 262/264)

Notification of Grant of Permission/Approval

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

To: **D. McCarthy and Co.**
Lynwood House,
Ballinteer Road,
Dublin 16.
Applicant **Gallagher Group Limited,**

Decision Order
Number and Date **PA/2296/81 30th Sept. 1981**
Register Reference No. **WA797**
Planning Control No. **9360/4734**
Application Received on **30th April, 1981**
Add. Info. rec'd. 15th Sept. 1981
Time Exp. 30th September, 1981

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

169 house sites at Section C5 Gibbons, Portlanoctown

CONDITIONS	REASONS FOR CONDITIONS
1. That the development be carried out and completed strictly in accordance with the plans and specifications 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That approval under the relevant Bye-laws with respect to new buildings be obtained before development commences.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964 and the (Planning and Development) Acts, 1963 and 1976.
3. That each dwellinghouse be used as a single dwelling unit.	3. To prevent unauthorised development.
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 via the improvement of the National Secondary Roads N.51 Blessington Road and N.52 Eggart Road be strictly adhered to in respect of this development.	4. It is considered reasonable that the developer should contribute towards the cost of any particular public works undertaken or required to be 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. That the arrangements made for the payment of the financial contribution in the sum of £368,880. towards the provision of public services in respect of Sector C Portlanoctown be strictly adhered to.	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 providing the services.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

12 NOV 1981

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

Contd./.....

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 Distributors.

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 52ft. reservation with the carriageway and paths built to local distributor road standards. The constructional details of this road and the proposed roundabout on the eastern portion of Section C5 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 35ft. and front garden depth of 25ft.

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, builder's compound or other

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

7. To provide for a proper standard of development.

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

9. 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.

Over/.....

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Notification of Grant of Permission/Approval

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

To:

D. McCarthy and Co.

Lynwood House,

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Dublin 16.

Applicant **Gallagher Group Limited**

Decision Order
Number and Date

PA/2296/81 30th Sept. 1981

Register Reference No.

VA797

Planning Control No.

9360/4754

Application Received on

30th April, 1981

Adm. Info. rec'd. 15th Sept. 1981

Fin Ext. 30th September, 1981

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

169 house sites at Section C3 Gibbons, Fortmonaster

CONDITIONS

REASONS FOR CONDITIONS

Cont.d/.....

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.

16. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

17. That screen walls of solid construction in brickwork or similar durable materials not less than 2 metres high suitably copped 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 hand on such screen walls.

14. In the interest of amenity.

15. In the interests of amenity and public safety.

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

17. In the interest of visual amenity.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

12 NOV 1981

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

Contd./.....

18. That an acceptable street naming and numbering scheme be submitted to and approved by the County Council prior to the occupation of proposed dwellinghouses.

19. Areas of public open space indicated on the plans shall be reserved as such except where otherwise specified or modified by the conditions of this permission.

20. 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.

21. All watermain 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.

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

23. 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.

24. 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.

25. Sites indicated on lodged plans for primary school, church, community site and shops to be reserved as such.

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

19. In order to provide open space areas of reasonable shape and size and location in relation to the number density and character of structures proposed in the development.

20. To protect the amenities of the area.

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 that the Council should recover the cost.

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

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

24. In the interests of amenity and public safety.

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

Over/.....

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To: **D. McCarthy and Co.**
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Applicant **Gallagher Group Limited**

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Planning Control No. **9360/4734**
Application Received on **30th April, 1981**
Adm. Info. rec'd. 15th Sept. 1981
Time Ext. 30th September, 1981

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

169 house sites at Section C3 Gibbons, Portluskstown

CONDITIONS	REASONS FOR CONDITIONS
Contd./..... 25. 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. 27. All driveways to have a minimum width of 8ft. over their full length. 28. 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, the Walkinstown/Dunamont route and the Blessington Road). 29. Houses backing onto the reservation for the Blessington Road, the Southern Cross Motorway and the Walkinstown/Dunamont route to be provided with screen walls of a minimum height of 2.5 metres suitably rendered and with weathered and throated coping 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. 30. 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	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 the proper planning and development of the area and to achieve a proper standard of development. 28. In the interest of residential amenity. 29. In the interests of residential amenity. 30. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

12 NOV 1981

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

Contd./.....

shall be available before any houses in Section C5 are made ready for occupation. The first phase which will involve the completion of Local Distributor Road A to serve the primary school shall include the completion of all footpaths and public lighting associated with it.

31. Public open space area C, shall be made available as part of the development of Area C5 and shall be handed over to the County Council before the development of Sections C5 and C6 has commenced.

32. Applicant to submit a map showing easements for foul and 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.

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

34. No houses may be constructed on this site with a ground floor level of excess of 437 O.D. (Foolbeg Datum) pending the completion of the proposed new reservoir at or in the vicinity of Killinardan.

35. No sewers shall be constructed within 10 metres of trunk watermains except at crossings. A width of 8 metres either side of all watermains except trunk mains shall be permanently sterilised. These matters must be the subject of consultation and agreement with the County Council.

36. The internal watermain layout is to be in accordance with the requirements of 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 the revised watermain layout must be the subject of consultation and agreement with the Sanitary Services Department before commencement of development.

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

32. 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.

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

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

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

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

Over/.....

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DUBLIN COUNTY COUNCIL

P / 613 / 81

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To:

D. McCarthy and Co.,

Lynwood House,

Ballinteer Road,

Dublin 16.

Applicant

Gallagher Group Limited

Decision Order

Number and Date

PA/2296/81 30th Sept. 1981

Register Reference No.

VA797

Planning Control No.

9360/479

Application Received on

30th April, 1981

Add. Info. rec'd. 15th Sept. 1981

Time Exp. 30th September, 1981.

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

169 housesites at Section C5 Gibbons, Fortonestown

CONDITIONS

Contd./.....

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

38. Details plans for landscaping and planting of ancillary public open space areas are required. These are to be agreed and completed before house occupation takes place.

REASONS FOR CONDITIONS

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

38. In the interest of residential amenity.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

12 NOV 1981

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

1396

WA797

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

29th June, 1981.

re/ Proposed house type on approved sites at Section 5C Gibbons,
Fortunestown, for Gallagher Group Limited.

Dear Sirs,

With reference to your planning application received here on 30th April, 1981 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate :-

1. Clarification is required that the setting out requirements for the Southern Cross Route and the Blessington/Saggart Road have been completed and agreed with Roads Department as required by Condition No. 7 of the original permission TA1800.
2. A base line setting out plan, scale 1:500, related to site features and road improvement line boundaries is required in accordance with Condition No. 31 of TA.1820. In the interests of orderly development of the area and in order to properly evaluate the feasibility of the proposed development.
3. Clarification is required as to how the applicant intends to comply with Condition No. 10 of TA1820 which requires that the stagger between junctions of residential roads to the local distributor be in accordance with the requirements of the County Council.
4. Information is required as to the floor levels of houses in relation to the access roads in accordance with Condition No. 11 of TA1820.
5. Clarification is required as to how the vision splays required under Condition No. 12 of TA1820 can be provided at the junction of distributor road A with the National Secondary Route. It is noted that the vision splays shown on the drawings submitted run over the developed site which is not in the ownership or under control of the applicants so that there is no guarantee that the site lines can be achieved.

NOTE : The applicant is advised to consult with the Planning Department in relation to the above items, prior to the submission of this information.

Over/.....

- 2 -

NOTE 2: The applicant is advised that no further development works shall take place on the site until such time as the Planning Authority have indicated their acceptance of a satisfactory submission for compliance with the conditions attached to TA1820.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer