

COMHAIRLE CHONTAE ÁTHA CLIATH

S

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 1820
1. LOCATION	Sector C, Baherboy, Gibbons, Corbally,		
2. PROPOSAL	Housing development and site works,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 3rd Oct. 1980	Date Further Particulars (a) Requested 1. Time extended up to and incl. 23/12/80 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Keaney Quinn and Partners, Address 39 Upper Fitzwilliam St., Dublin 2,		
5. APPLICANT	Name Fortunestown Holdings Ltd., Address Sector C, Boherboy, Gibbons, Corbally, Co. Dublin,		
6. DECISION	O.C.M. No. PA/2724/80 Date 23rd Dec.,		Notified 23rd Dec., 1980 Effect To grant permission,
7. GRANT	O.C.M. No. PBD/236/81 Date 1st May, 1981		Notified 1st May, 1981 Effect Permission granted,
8. APPEAL	Notified Type APPEAL WITHDRAWN,		Decision Effect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.			
16.			

Prepared by

Checked by

Grid Ref.

O.S. Sheet

Copy issued by Registrar.

Date

Co. Accts. Receipt No.

An Bord Pleanála

E. O'Hare

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01)728011.

PL6/5/53299.

The Secretary,
Dublin Co. Council,
Planning Dept.,
Block 2, Irish Life Centre,
Lower Abbey St., Dublin 1.

Date 27-4-81

Your Ref TA/820

Appeal re Housing for a new site works (Sector C) at
Gilbons, Luthestown etc for Luthestown Holdings Ltd

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

David Hanon

DUBLIN COUNTY COUNCIL

PBD/236/81

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: **Kearney, Quinn and Partners,**
Architects and Town Planners,
39 Upper Fitzwilliam Street,
Dublin 2.
Applicant **Fortunestown Holdings Limited.**

Decision Order **PA/2724/80: 23/12/80**
Number and Date
Register Reference No. **S.A. 1820**
17728
Planning Control No. **3/10/80**
Application Received on
Agreed Time Extension to: 23/12/80

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

**Proposed housing development and associated site works (Sector C) providing for 712-
dwellinghouses, neighbourhood centre and primary school at Gibbons, Fortunestown, Carhally,
Brownsburn, Jobstown, Booterstown.**

CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as is in the conditions hereunder otherwise required.
2. That approval under the relevant Bye-Laws with respect to new buildings be obtained before development commences.
3. That each dwellinghouse be used as a single dwelling unit.
4. (A) A sum of £192,000 towards the cost of special road works which would be undertaken by the Council and which will facilitate the proposed development viz. the improvement of the National Secondary Roads N.51 Blessington Road and N.52 Saggart Road.
 - (i) In the event of the said works not having been carried out within ten years from the date hereof, the said sum will be repaid by the Council to the applicants.
 - (ii) In the event of the said works having been carried out within the said period of ten years in part only or in such manner as to facilitate the proposed development to a lesser extent only, the Council shall repay to the applicants a proportionate part of the said sum.

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 and the (Planning and Development) Acts, 1963 and 1976.
3. To prevent unauthorised 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.

(Contd...)

Signed on behalf of the Dublin County Council:

for Principal Officer

- 1 MAY 1981

Date:

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of the Bye-Laws must be complied with in the carrying out of the work.

FUTURE PRINT

(No. 4 Contd.)

(iii) Interest shall be paid by the Council at the rate of 15% per cent per annum on the said sum when paid by the applicants so long and in so far as it is retained unexpended by the Council.

5. That a financial contribution in the sum of £368,880.00 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.

6. 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £250,000.00 which shall be removed 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 Spaces, Car Parks, 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 provided to its satisfaction, on the provision and completion of such services to standard specification.

7. 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.

8. To ensure that a ready sanction may be available to induce the provision of services and prevent dissimilarity in the development.


for Principal Officer.

(Contd...)

- 1 MAY 1981

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: **Keeney, Quinn and Partners,**
Architects and Town Planners,
39 Upper Fitzwilliam Street,
Dublin 2.
Fortanestown Holdings Limited.
Applicant

Decision Order
Number and Date **PA/8794/80: 23/12/80**
Register Reference No. **T.A. 1890**
Planning Control No. **17728**
Application Received on **3/10/80**
Agreed Time Extension to 23/12/80

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

Proposed housing development and associated site works (Sector C) providing for 712 dwellings, neighbourhood centre and primary school at Gibbons, Fortanestown, Carbury, Broomshara, Jobstown, Raherboy.

CONDITIONS	REASONS FOR CONDITIONS
(No. 6 Contd.) Or/ (a) Lodgement with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council. NOTE: When development has been completed the Council may pursue the land to secure completion of the works required to bring the estate up to the standard for taking in charge. 7. That the necessary land required for road improvement purposes be reserved as such and kept free from building development. The necessary arrangements for the transfer of these lands which facilitate the housing development proposed shall be completed by the Developer and accepted by the Council before site development works commence. The road reservations for the Southern Cross Route at the northern boundary of the site and the Blessington/Saggart Road at the Southern boundary of the site should be set out correctly by the developer and checked and agreed in writing with an	7. In the interests of the proper planning and development of the area.

(Contd...)

Signed on behalf of the Dublin County Council:

for Principal Officer

1 MAY 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