

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.1663
1. LOCATION	Deansrath, Gibraltar, Fairview, Townlands, Clondalkin		
2. PROPOSAL	Residential Development of lands		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 3.9.80	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Address	Gallagher Group Ltd., Donaghmede Shopping Centre, Raheny, Dublin 13	
5. APPLICANT	Name Address	Gallagher Group Ltd., Address	
6. DECISION	O.C.M. No. PA/2174/80 Date 8th Oct., 1980	Notified 8th Oct., 1980 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/737/80 Date 19th Nov., 1980	Notified 19th Nov., 1980 Effect Permission granted,	
8. APPEAL	Notified Type	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		Copy issued byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

P3D/737/80.

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: Gallagher Group Limited,
Donaghmede Shopping Centre,
Raheny,
Dublin 11.
Applicant Gallagher Group Limited

Decision Order
Number and Date PA/2174/80 8th October, 1980
Register Reference No. TA1663
Planning Control No. _____
Application Received on 3rd September, 1980

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

residential development at Deansrath, Gibraltar, Fairview Townlands, Clonsalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £4,000 per acre 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

(Contd)

Signed on behalf of the Dublin County Council: _____

for Principal Officer

19 NOV 1980

IMPORTANT: Turn overleaf for further information.

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.

CONDITIONS	REASONS FOR CONDITIONS
<p>5. 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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond to be determined to be determined</p> <p>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.</p> <p>Or/</p> <p>(b) Lodgment with the Council of an agreed sum an agreed sum 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.</p> <p>Or/</p> <p>(c) 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.</p> <p>and such lodgment in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>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.</p> <p>(Contd. ...)</p>

P. Kenny

DUBLIN COUNTY COUNCIL

P80/737/80

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: **Gallagher Group Limited,**
Donaghmeda Shopping Centre
Raheny,
Dublin 15.

Decision Order
Number and Date **PA/2174/80 8th October, 1980**

Register Reference No. **TA1663**

Planning Control No.

Application Received on **3rd September, 1980.**

Applicant **Gallagher Group Limited**

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

residential development at Deansrath, Gibraltar, Fairview Townlands, Clondalkin

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>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.</p> <p>11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>(Contd)</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

19 NOV 1980

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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.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.</p> <p>15. That the housing layouts and house types submitted with the application be omitted from this permission. Plans to a scale of 1:500 to be submitted showing clearly houses on sites and showing conformity with conditions attached to this permission.</p> <p>16. That the open space to serve the proposed development be as indicated on 1:2500 map of the development submitted to the Planning Authority on 8.10.80. This land to be dedicated to the Council free of charge when the applicant has developed the open space to the satisfaction of the Parks Superintendent and prior to occupation of any houses.</p> <p>17. That the developer construct the Newlands/Fonthill "slot" road from point "A" to point "B" as indicated on the 1:2500 map submitted to the Planning Authority on 3.9.80 and as indicated on the letter of application.</p> <p>18. That the developer construct the distributor road in the west of the site from point "B" to point "C" on the 1:2500 map submitted to the</p>	<p>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.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of visual amenity.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of the proper planning and development of the area.</p>

Over/....

P. Kenny

DUBLIN COUNTY COUNCIL

PD/737/80

PLANNING DEPARTMENT
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IRISH LIFE CENTRE
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Tel. 724755(Ext. 262/264)

Notification of Grant of Permission/Approval

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

To: **Gallagher Group Limited**
Donaghadee Shopping Centre,
Raheny,
Dublin 13.
Applicant **Gallagher Group Limited**

Decision Order Number and Date **PA/2174/80 8th October, 1980**
Register Reference No. **TA1663**
Planning Control No.
Application Received on **3rd September, 1980.**

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

residential development at Donmerrath, Gibraltar, Fairview Townlands, Clonsilla.

CONDITIONS	REASONS FOR CONDITIONS
<p>Contd./.....</p> <p>Planning Authority on 3.9.80 and as indicated in the letter of application.</p> <p>19. The old Hanger Road between the two N/S distributor roads to be widened and improved to a 30ft. carriageway in a 52ft. reservation. The applicant to provide a 5ft. grass verge and a 6ft. footpath on the south side of the old Hanger Road. Line of the widening and the improvements works to be agreed with the Roads Engineer.</p> <p>20. A roundabout to the satisfaction of the Roads Engineer to be provided at the junction of the Old Hanger Road and the western distributor road. Details to be agreed with the Roads Engineer.</p> <p>21. The old Hanger Road to the west of the western distributor road to have a 70ft. reservation without frontal development to it. Details to be agreed with the Roads Engineer.</p> <p>22. A financial contribution of £250. per house to be paid by the applicant towards the provision of major roads in the area. From this contribution the applicants costs with regard to the provision of land and the constructional costs of the building of the "slot" road, from the new Hanger Road to the southern boundary of the applicants property is to be deducted.</p> <p>23. The land affected by the distributor road running from the slot road westwards and shown as</p>	<p>19. In the interest of the proper planning and development of the area.</p> <p>20. In the interest of the proper planning and development of the area.</p> <p>21. In the interest of the proper planning and development of the area.</p> <p>22. The provision of such services in the area by the Council will facilitate its proper development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p> <p>23. In the interest of the proper planning and development of the area.</p>

Over/.....

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

for Principal Officer

19 NOV 1980

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.f.....

open space for Dwyer Helan to be reserved for road purposes.

24. No development to take place in the area south of the Camac River until the "siet" road and the local distributor road is available to serve the proposed development.

25. The development of the land in the area south of the Camac River to be revised to conform to the Draft Action Plan for the area.

24. To prevent unauthorised development.

25. In order to comply with the Requirements of the Draft Action Plan.

A. Kemp