

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1101
1. LOCATION	Gibbons, Boherboy and Corbally, Blessington Road, Co. Dublin.		
2. PROPOSAL	Housing development.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 13th June 1980	Date Further Particulars (a) Requested 1. 12th August 1980 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Keaney, Quinn & Partners, Address 30, Upper Fitzwilliam St., Dublin 2.		
5. APPLICANT	Name Fortunestown Holdings Ltd., Address		
6. DECISION	O.C.M. No. Date	Notified Effect	
7. GRANT	O.C.M. No. Date	Notified Effect	
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.....	

T.A. 1101

P.C. 17728

PA/1669/80

12th August, 1980.

Keaney Quinn and Partners,
Architects and Town Planners,
39 Upper Fitzwilliam Street,
Dublin 2.

Re: Proposed housing development and associated site works at Boherboy,
Gibbons Corbally, off the Blessington Road, for Fortunestown
Holdings Limited.

A Chara,

With reference to your planning application received here on 13th June, 1980, 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. Plans to a scale of 1/500 indicating the following:-
 - a. Existing contours and finished floor levels and road slab levels.
 - b. Details of any existing structures adjoining the site showing location, type of structure, their site boundaries in relation to the proposed development, together with trees at boundaries of site.
 - c. Details in relation to any electricity lines and pylons transversing the site, including any re-routing of power lines in agreement with the Electricity Supply Board.
 - d. Details of proposed use and extent of undefined sites within the area of the application, for which no use is indicated and their relationship to adjoining existing and proposed development. These include areas indicated on the overall 1/2500 plan but not on the detailed 1/500 plans.
 - e. Details of provision of site(s) for community facilities such as community hall, etc. (Site for community facilities to be a minimum of 0.5 acres).
 - f. Details of all site boundaries of houses, open space, neighbourhood centre and primary school to be clearly defined.

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T.A. 1101

- g. Details of provision of vehicular access and off-street car parking provided to all houses to County Council standards with particular regard to those houses located at the end of culs-de-sac. (These should be clearly shown on the 1/500 scale plans).
- h. Details of vision splays at junction of Local Distributor A with the Blessington Road, with particular regard to existing boundaries to west.
- i. A comprehensive landscape and amenity development plan showing detailed design of all open space and recreational facilities, hard and soft landscape finishes proposed. This plan should include detailed works specifications and schedules for each stage of the work and a phasing which will ensure the availability for public use of substantial areas of landscaped public open space in direct proportion to the phasing of housing construction. It should provide for the following as minimum requirements:-
 - (i) 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.
 - (ii) Details and location of all playlots and other facilities should be submitted.
 - (iii) Details of hardsurfacing and ground cover treatment of any incidental small spaces throughout the scheme should be submitted.
 - (iv) The location, clearly defined, of the provision of two regulation size football pitches in open space between areas C2 and C4, one in the area of public open space between areas C4 and C5. (Finished ground levels to be indicated.)
 - (v) Details for all soil and drainage works as they relate to open space or vegetation should be submitted, such details to include the necessary fencing to protect the open space in the course of the works. All existing drains and open channels within the open space should be plotted and piped.
 - (vi) 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 18 metre intervals.
 - (vii) A sufficient number of trees of an acceptable standard should be provided for in acceptable units and combinations of species suitably planted and protected throughout the open spaces.
- j. Details of pedestrian and cycleway networks proposed for the area particularly through the large areas of open space.
- k. Horizontal and vertical alignments of all roads, access and local distributor in accordance with the requirements of the Roads Section, Dublin County Council.
- l. Phasing of roads and housing development and open spaces.

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T.A. 1101

2. Four copies of plan No. 283/57 referred to in the application but not submitted.
3. Confirmation that the house plots shown will provide for a 7-ft. 6-ins. gap between houses (as no house types are indicated on the lodged plans).
4. Drawings to a suitable scale showing longitudinal and transverse sections along roads in Section C4 -Roads A, B and C, Section C5 -Road A, Section C2 -Road A and ends of Roads F and D.
5. Details of the following-including plans and longitudinal cross sections as appropriate:-
 - a. Details, including longitudinal sections through the internal and external foul sewerage systems to the points of outfall with the Council's Dodder Valley Sewer, such details to include pipe sizes, gradients, etc.
 - b. Details, including longitudinal sections through the internal and external systems of storm/surface water disposal systems to the points of outfall with the Brownsbarn and Tallaght Streams with details of the outfalls and calculations for same.
 - c. Details of the treatment of the several existing streams and watercourses crossing the site with longitudinal sections the piped streams giving pipe sizes and calculations, including maximum flows catered for.
 - d. Details of the necessary realignment deepening widening and regrading of the Brownsbarn stream to carry the extra discharge from the entire site and adjoining development lands under the control of the applicants. Such details to include calculations, cross and longitudinal sections through the stream and the treatment of the culvert beneath the Naas Dual Carriageway together with any improvements to this culvert necessitated by the extra discharge.
 - e. Details of alignment of all existing and proposed watermains crossing the site with a clear indication of the invert levels and structural arrangements necessary where other services cross the trunk mains existing and proposed on the site.
 - f. Evidence of the written agreement by adjoining and other affected landowners with regard to the storm/surface water disposal arrangements proposed in 5 (d) above, both in respect of quantity and quality, through their lands together with the works necessary for same.

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T.A. 1101

6. Details of a wayleave of not less than 30 metres in width for the construction of the proposed Saggart/Ballyboden watermain. Permanent reservations free of development not less than 16 metres in width to permit future maintenance of (i) this trunk main and (ii) existing 24-ins. watermain traversing the site.
Details of the steps to be taken by the developer to safeguard existing trunk watermain on the site.
Details of these wayleaves should be agreed with the Sanitary Services Department before construction commences. (The obligation for ensuring the accuracy of position of these mains will rest with the developer.)

Please mark your reply "Additional Information" and quote the Register Reference Number given above.

Mise le meas,

S. O'Leary

for Principal Officer.

PK/AMD