

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 340
1. LOCATION	Brookfield, Tallaght Sections 21G & 21H S		
2. PROPOSAL	Residential Development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 26.2.80	Date Further Particulars (a) Requested (b) Received
			1. Time extended up to and incl. 25/5/80 2.
4. SUBMITTED BY	Name J.F. Maguire, Address 4/8 Mountjoy Square, Dublin 1		
5. APPLICANT	Name Dublin Corporation, Address City Hall, Dublin 2.		
6. DECISION	O.C.M. No. PA/1079/80		Notified 23rd May 1980
	Date 23rd May 1980		Effect To grant permission.
7. GRANT	O.C.M. No. PBD/384/80		Notified 2nd July 1980
	Date 2nd July 1980		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.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

PBD/384/80

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: Dublin Corporation,
Housing Construction Department,
16/19, Wellington Quay,
Dublin 1.

Decision Order
Number and Date **PA/1079/80, 13/3/80.**

Register Reference No. **TA. 340**

Planning Control No.

Application Received on **26/2/80.**
Time extension up to and including 25/5/80.

Applicant Dublin Corporation

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

proposed site development and construction of 104 weekly tenancy dwellings and a residential
shop and the provision of 32 developed sites for Small Builders at Sections 21G and 21H,
Brookfield, Tallaght,

CONDITIONS

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.
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.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£35,400.** 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.

REASONS FOR CONDITIONS

- 1.1. 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.
3. To prevent unauthorised development.
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.

(Contd)

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

for Principal Officer

Date:

2 JUL 1980

IMPORTANT: Turn overleaf for further information.

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>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, car parks, sewers, watermains or drains has been given by:</p> <p>(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of</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, car parks, sewers, watermains and drains are taken in charge by the Council.</p> <p>Or/</p> <p>(b) Lodgement with the Council of a</p> <p>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) Lodgement 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 lodgement 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>to ensure that a ready sanction may be available to the Council to induce the provision of such services and prevent damage to the development.</p> <p>(Contd. ...)</p> <p>P.K.</p>

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DUBLIN 1

Notification of Grant of Permission/Approval

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

To: **Dublin Corporation,**
Housing Construction Department,
16/19, Wellington Quay,
Dublin 2.

Decision Order **PA/1079/80, 23/5/80.**
Number and Date

Register Reference No. **TA.340**

Planning Control No.

Application Received on **26/2/80**

Time extension up to and including 25/5/80.

Applicant

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

proposed site development and construction of 204 weekly tenancy dwellings and a residential shop and the provision of 32 developed sites for Small Builders at Sections 21G and 21H, Brookfield, Tallaght.

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

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **2 JUL 1980**

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>11. 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>12. 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>13. 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>14. That all houses have a minimum front garden building line setback of 25' and a minimum rear garden depth of 35'.</p> <p>15. That the proposed open space areas be fenced off and protected during the development works, except where alternatively agreed in writing prior to commencement of development. Builders' compounds, plant, machinery and other materials are not to be located on open space areas. The proposed community site is to be fenced off and protected and suitably grassed prior to the construction of any community building.</p> <p>16. The applicants must ensure that footpaths are provided along the district distributor road at the southern boundary of the site prior to any house occupancies.</p> <p>17. Specific details of the developers' arrangements for the provision of children's play spaces are to be submitted to and approved by the County Council, after consultation with the Parks Department.</p> <p>18. The residential shop is to be constructed conjointly with the first phase houses.</p> <p>19. Footpath connections at the northern side of the site are to be provided to Fortunastown Lane.</p>	<p>11. 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>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of visual amenity.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of amenity and 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> <p>19. In the interest of the proper planning and development of the area.</p>

Contd./

P.K.

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To: Dublin Corporation,
Housing Construction Department,
15/19, Wellington Quay,
Dublin 2.
Applicant Dublin Corporation

Decision Order PA/1079/80, 23/5/80.
Number and Date
Register Reference No. TA.340
Planning Control No.
Application Received on 26/2/80.
Time extension up to and including 25/5/80.

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

proposed site development and construction of 204 weekly tenancy dwellings and a residential shop and the provision of 32 developed sites for small builders at Sections 21G and 21H, Brookfield, Tallaght,

CONDITIONS	REASONS FOR CONDITIONS
20. Brick finishes to dwellinghouses facing major road open space area at the east side of the site and to the district distributor road at the south boundary are to be provided. 21. specific details of the proposed area landscaping and factory treatment, together with a programme for such works, are to be submitted to and approved by the County Council.	20. In the interest of amenity and the proper planning and development of the area. 21. In the interest of amenity.

Signed on behalf of the Dublin County Council:

for Principal Officer

2 JUL 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

PA/848/80.

T.A. 340

25th April, 1980.

The Principal Officer,
Housing Construction Department,
Dublin Corporation,
16/19 Wellington Quay,
Dublin 2.

Re: Proposed residential development at Brookfield, Tallaght,
Co. Dublin, for Dublin Corporation.

A Chara,

With reference to your planning application received here on 26th February, 1980, (Letter for Extension Period dated 25th April, 1980), 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 25th May, 1980.

Mise le meas,



for Principal Officer.

AB/AMD