

# COMHAIRLE CHONTAE ÁTHA CLIATH

5

File Reference <b>P.C.17728</b>	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>SA1224</b>		
1. LOCATION	<b>Gibbons, Fortunestown, Corbally, Barnsbarn, Jobstown &amp; Boherboy</b>			
2. PROPOSAL	<b>2,980 dwellings &amp; assoc. uses</b>			
3. TYPE & DATE OF APPLICATION	TYPE  <b>P.</b>	Date Received  <b>17.7.79</b>	Date Further Particulars	
			(a) Requested	(b) Received
			1. ....	1. ....
			2. ....	2. ....
4. SUBMITTED BY	Name <b>Keandy Quinn &amp; Partners,</b> Address <b>39 Upr. Fitzwilliam Street, Dublin 2</b>			
5. APPLICANT	Name <b>Fortunestown Holdings Ltd.,</b> Address			
6. DECISION	O.C.M. No.	<b>P/3144/79</b>	Notified	<b>14th Sept. 1979</b>
	Date	<b>14th Sept. 1979</b>	Effect	<b>To grant permission</b>
7. GRANT	O.C.M. No.	<b>PBD/376/81</b>	Notified	<b>7th July, 1981</b>
	Date	<b>7th July, 1981</b>	Effect	<b>Permission granted,</b>
8. APPEAL	Notified	<b>27th Sept., 1979</b>	Decision	<b>WITHDRAWN</b>
	Type	<b>3rd Party,</b>	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. ....

# An Bord Pleanála

Rec 2/6/81

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

DUBLIN CITY COUNCIL  
PLANNING DEPARTMENT  
RECEIVED  
18 JUN 1981

Dublin Council  
Planning Dept

Date 17-6-81

Your Ref SA1224

Appeal re Residential development at Gubbins 47, Fintona, Cabellly  
Bunnsion fobtuin & Bohenoy for 47 fintona, Cabellly

A Chara,

The above-mentioned appeal <sup>(Yvonne Denny)</sup> under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

*Dave Keenan*

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# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,  
46 - 49 DAME STREET,  
DUBLIN 2.

P 29.5/79

Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Kearney, Quinn & Partners,**  
**Architects and Town Planners,**  
**30, Upper Fitzwilliam Street,**  
**DUBLIN, 2.**

Applicant **Fortunestown Holdings Limited.**

Decision Order Number and Date **P/3144/79 - 16/9/79**

Register Reference No. **SA.1224**

Planning Control No. **17728**

Application Received on **17/7/79**

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

**Proposed residential community including 2,980 dwellings and associated uses at Eibhne, Fortunestown, Corbally, Brunnsburn, Jobstown and Boherbey.**

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>2. That approval under the relevant Bye-Laws with respect to new buildings be obtained before development commences.</p> <p>3. That each dwellinghouse be used as a single dwelling unit.</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, 1974-1984 and the (Planning and Development) Acts, 1963 and 1976.</p> <p>3. To prevent unauthorised development.</p>

on behalf of the Dublin County Council: \_\_\_\_\_  
for Principal Officer **WF** **7 JUL 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.

PBD/376/87

## Conditions:

## Reasons for conditions:

4. Prior to commencement of development the developer shall pay to Dublin County Council:-

(a) A sum of £61,500 (sixty one thousand, five hundred pounds) towards the cost of special works which were undertaken by the Council and which will facilitate the proposed development, viz. the construction of portion of the North/South Outer Ring Road adjacent to the site.

(b) A sum of £358,750 (three hundred & fifty eight thousand, seven hundred & fifty pounds) towards the cost of further special works which would be undertaken by the Council and which will further facilitate the proposed development, viz. the construction of an extension of the North/South Outer Ring Road from its present termination point to the Naas Road dual carriageway.

(1) In the event of the said works not having been carried out within seven years from the date hereof, the said sum will be repaid by the Council to the applicants.

(11) In the event of the said works having been carried out within the said period of seven 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.

(111) Interest shall be paid by the Council at the rate of 6 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.

(1V) In relation to the combined contributions at 4(a) and (b) above the Planning Authority would as an alternative be prepared to consider a proposal for the construction of the outstanding section of the Outer Ring Road from its present positions to the Naas Dual Carriageway by the applicants at their expense.

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.

Date: 7 JUL 1981

for Principal Officer.

PBD/376/87

Conditions:

- 4(c) A sum of £248,000 (two hundred and forty-eight thousand pounds) towards the cost of further special works which would be undertaken by the Council and which will facilitate the proposed development, viz. the improvement of the National Secondary Road N81, (Blessington Road) from the western end of the Tallaght By-Pass Road to the western junction of Distributor Road A of the proposed development.
- (1) 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.
- (11) 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.
- (111) Interest shall be paid by the Council at the rate of 6 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.
- 4(d) That a financial contribution in the sum £623,475 (six hundred and twenty-three thousand four hundred and seventy-five pounds) 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.

F  
for Principal Officer

7 JUL 1981

Date:

PB/376/81

Conditions

Reasons for conditions:

5. The Walkinstown/Embankment Route should be set out correctly by the applicant and checked and agreed in writing with an Engineer from the Roads Department before commencement of development.

The applicant must consult with the Roads Department regarding the correct line of this road before attempting to set out this road. The correct road lines are shown on RPS.1224. These should be set out by the developer and checked by an Engineer from Roads Section before work begins.

6. Houses are not permitted within the 100-ft. building line along the correct line of the proposed Walkinstown/Embankment Road, the proposed southern Cross Motorway and the National Secondary Route N81 (Blessington Road). Houses shown on the lodged plans shall be omitted as listed in Schedule "A" in this permission, consequent on the adjustment of the road lines, revised plans showing houses complying with these building lines to corrected road lines to be submitted in accordance with condition 18 below.

7. Pavement thickness of carriageways of Distributor Roads should be as laid down in the Roads Standards for District and Local Distributors.

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

6. It is the policy of the Planning Authority to maintain a building line of 100-ft. from the reservation for the Walkinstown/Embankment Road, the southern Cross Route and the N81 and the buildings referred to infringe these building lines.

7. To provide for a proper standard of development.

*F.*  
for Principal Officer

Date:

7 JUL 1981

PBD/376/87

Conditions:	Reasons for conditions:
<p>8(1) The loop roads serving groups of more than 200 houses shall be re-designed so that <del>the length between the</del> junctions with the Distributor Roads and the nearest major junction within the estate shall have a carriageway width of 30-ft. in a reservation of 52-ft.</p>	<p>8. In the interests of traffic safety and to obtain a proper standard of development.</p>
<p>8(11) Footpaths should be constructed on both sides of the carriageways.</p>	
<p>8(111) Longitudinal and vertical alignments of all roads access, local distributor and district distributor, should be submitted and agreed with Roads Section, in conjunction with condition 18 below.</p>	
<p>9. The staggers on the District Distributor between junctions of roads serving the various sectors shall have a minimum separation of 90-m. Revised plans to be submitted for approval should meet the standard junction separation requirements.</p>	<p>9. The present proposals are unacceptable in the following locations and would lead to traffic hazard.</p>
	<p>(a) District Distributor 4 - Road A into Area B2 and Road A into Area B1.</p>
	<p>Road A into Area D2 and Road A into Area D1.</p>
<p>10. Developer shall construct Distributor Road 2 to its junction with the Outer Ring Road or contribute to the Council the cost of constructing this road.</p>	<p>10. In the interests of orderly development having regard to the proper planning and development of the area.</p>
<p>11(1) No construction traffic is to be allowed to use the narrow substandard Fortunestown Lane.</p>	<p>11. In the interests of traffic safety and the preservation of amenity for adjoining residents.</p>
<p>11(11) 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>	

*HF*  
for Principal Officer

Date: 7 JUL 1981

P.B.D. | 376 | 81

## Conditions:

## Reasons for conditions:

12(1) Roundabouts are to be provided at the junctions of the District Distributor as shown on R.P.S. 1224.

12. In the interests of traffic safety and because the layout as proposed is sub-standard in some locations.

12(11) The stagger between H and D on Local Distributor Road A in C5 shall be increased to 90 metres.

12(111) Details to be agreed with the Roads Section.

12(1V) Revised plans showing details of horizontal alignments in all sectors to be agreed with the Roads Section, Dublin County Council in accordance with condition below and should meet the standard junction separation requirement of 60-m. for estate roads.

13. No houses to be located within the building line of 30-ft. of District Distributor Roads Reservation.

13. It is the policy of the Planning Authority to maintain a building line of 30-ft. from the reservation of such distributor and some houses appear to infringe this requirement.

14. No housing development shall commence in any phase until such time as the distributor road serving that phase has been completed (including drains, footpaths and public lighting) over the entire length needed to serve that phase as shown in drawing No. 283/48.

14. In the interests of the proper planning and development of the area having regard to the amenity and traffic safety of uses of these roads.

for Principal Officer

Dated: 7 JUL 1981

PBD/376/81

## Conditions:

## Reasons for conditions:

15. Phasing of roads and housing development in Sector C to be agreed in writing with the Planning Authority prior to development of this sector being commenced.

15. In the interests of orderly development and traffic safety.

16. Local distributor A in Phase C should consist of a 30-ft. road in a 52-ft. reservation with the carriageway built to local distributor road standards. Vision splays of 180-metres from a set back of 12-metres from the edge of carriageway should be provided at the junction of the local distributor A and the National Secondary Route.

16. In the interest of traffic safety.

17. No development to be commenced involving the demolition of any habitable house until the appropriate permission under the Housing Act, 1969, has been obtained, and the said development subsequently approved by the Planning Authority.

17. In order to comply with the Housing Act, 1969, and the Local Government (Planning and Development) Acts, 1963 and 1976.

18. Before development work is commenced a 1:500 layout plan for each sector in the development shall be submitted to the Planning Authority for approval, under the Local Government (Planning and Development) Acts, 1963 and 1976. Such plans shall show existing contours and finished floor and road slab levels; the layout proposed; incorporating the amendments required under conditions attaching to this permission, together with hard and soft landscaping finishes; details of locations and finishes of screen and boundary walls, details of E.S.B. crossings and substations and details of external house finishes, and in particular details of the treatment of existing houses within the area and their incorporation into the layout with reference to boundary treatment, road access and footpaths particularly in relation to Fortunestown Lane.

18. In the interest of the proper planning and development of the area, having regard to the small scale of the drawings submitted which do not permit accurate setting out or detailed indication of development proposals and in the interest of controlling and regulating the development of the area with particular reference to the matters set out in Part 11 of the Third Schedule of the Local Government (Planning and Development) Act, 1963.

W.  
for Principal Officer,

Date: 7 JUL 1981.

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Conditions:

19. Revised plans shall indicate access arrangements to adjoining land which is not in the ownership of the applicant.

20. All house sites must have a minimum rear garden depth of 35-ft., and front garden depth of 25-ft.

Reasons for conditions:

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

20. In the interests of residential amenity

*W*  
for Principal Officer

Date: 7 JUL 1981

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Conditions:Reasons for conditions:

21. Applicant to submit plans showing details of the pedestrian and cycle way networks for the area particularly through the major area of public open space for the written agreement of Parks Department and Planning Department.

21. In the interests of traffic safety.

22(1) A plan is to be submitted for the approval of the Planning Authority showing the reservation proposed for all primary and post primary schools, neighbourhood centres and district centre. The post primary school sites should have an area of 15 acres each and the primary school sites should have an area of 5-acres each.

22. In the interest of the proper planning and development of the area having regard to the fact that these are unclear in the overall layout.

22(11) The sites for primary and post primary schools, neighbourhood centres, district centre and community uses and churches to be reserved as such.

23. Longitudinal and transverse sections along roads in sector C - Section C4 Roads C and E, Section C5, Road A and Section C2 Road A and ends of Road F and D, to be submitted. House blocks to be shown on these sections.

23. In the interests of residential amenity.

24. Phasing of shopping provision in relation to the phasing of housing development in each sector to be agreed with the Planning Authority prior to commencement of any development on the site.

24. In the interests of orderly development having regard to the proper planning and development of the area.

25. Details of the junctions between the District Distributor and access roads and Fortunestown Lane, some of which are unacceptable, shall be submitted to and agreed by Roads Department of Dublin County Council before development commences.

25. In the interests of the proper planning and development of the area having regard to traffic safety.

*H*  
for Principal Officer

7 JUL 1981

Date:

PBD/376/81

Conditions:	Reasons for conditions
<p>26. All houses on plots fronting onto Fortunestown Lane and those on plots traversed by Fortunestown Lane and set out in Schedule "B" are provisionally excluded from this permission and those houses shall not be constructed unless and until all the statutory procedures with respect to the closure of the relevant section of Fortunestown Lane shall have been complied with and the road closed.</p>	<p>26. Fortunestown Lane is an existing public road carrying considerable traffic. It is inadequate in width and alignment and frontal development could lead to serious traffic hazard.</p>
<p>27. All houses on plots adjoining Fortunestown Lane and set out in Schedule "C" are provisionally excluded from this permission and those houses shall not be constructed unless and until all the statutory procedures with respect to the closure of the relevant section of Fortunestown Lane shall have been complied with and the road closed.</p>	<p>27. Fortunestown Lane is an existing public road carrying considerable traffic. These houses infringe the 30' building line normally required for public roads and could lead to serious traffic hazard.</p>
<p>28. Houses Nos. 36 and 37 in Section E2 and 242-255 in Section E4 (total 16 houses) to be provisionally excluded from this permission and revised plans to be submitted showing proposed housing layout at this location in relation to existing houses fronting onto Fortunestown Lane. Revised plans to be submitted to and agreed by Dublin County Council before development on this Phase commences.</p>	<p>28. In the interests of the proper planning and development of the area having regard to the existence of houses not shown on the layout.</p>
<p>29. Applicants to ascertain the requirements of the E.S.B. in relation to electricity lines and pylons transversing the site. Applicants to submit details of agreements with E.S.B. concerning re-routing of power lines. Detailed plans of any amendments to layout necessitated by the requirements of the E.S.B. to be submitted to and agreed by Dublin County Council and the Electricity Supply Board, in conjunction with condition 18 above.</p>	<p>29. In the interest of the proper planning and development of the area.</p>

IF

for Principal Officer

7 JUL 1981

Date:

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Conditions:

Reasons for conditions:

30. (c) (1) Detailed plans to be submitted for approval and shall include details for the following:-  
proposed external finishes, including materials and colours to be used;  
advertising and public lighting;  
elevations for all four sides of the District Centre;  
sections through the buildings;  
details of vehicular access, parking and servicing arrangements.

(c) (11) The proposals for vehicular access from the District Distributor Roads are to comply with the Roads Department requirements.

(c) (111) Details of interior treatment including ramp and stairs access to mall, seating and lighting to be submitted. Sections and elevations through mall area also required.

(c) (1V) Details of boundary walls, and boundary treatment.

(d) Discrepancies between detailed plans and site layout plans to be regularised.

*IF*  
for Principal Officer.

Date:

7 JUL 1981