

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE YA 1747
1. LOCATION	Roads R.S.T. Fortunestown Sector B, Blessington Rd. Fortunestown	
2. PROPOSAL	Change of House Types	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	10.11.83
		Date Further Particulars
		(a) Requested
		(b) Received
		1. ....
		2. ....
4. SUBMITTED BY	Name Mr. J. Fitzpatrick Address Springfield Hse. Blessington Rd., Tallaght	
5. APPLICANT	Name Gallagher Group Ltd. Address Stokes Kennedy, Crowley, Harcourt Hse. Harcourt St. Dublin 5	
6. DECISION	O.C.M. No. PA/2711/83	Notified 23rd Dec., 1983
	Date 23rd Dec., 1983	Effect To grant permission
7. GRANT	O.C.M. No. P/302/84	Notified 6th Feb., 1984
	Date 6th Feb., 1984	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.		

Prepared by .....	Copy issued by .....	Registrar.
Checked by .....	Date .....	
	Co. Accts. Receipt No .....	

# DUBLIN COUNTY COUNCIL

P/30.2/84

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983

To **J. Fitzpatrick,** Decision Order Number and Date **PA/2711/83 23/12/83**  
**Springfield House,** Register Reference No. **YA 1747**  
**Blessington Road,** Planning Control No. ....  
**Tallagt,** Application Received on **10/11/83**  
 Applicant **Gallagher Group Ltd. (in receivership)**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**change of house type at sites 1-15, odd nos. and 2-20 even nos. Road R, 1-43 inclusive..**  
**Road S, 1-41, odd nos. and 2-68 even nos. Road T of approved development at Fortunestown**  
**Sector B, Blessington Road, Fortunestown.**

CONDITIONS

REASONS FOR CONDITIONS

9. This development is not to commence until consultation with the Council's Housing Department in their capacity as adjoining landowners with regard to any necessary boundary adjustments at the eastern contiguous boundary between the two sites takes place. This consultation is required for the purpose of co-ordinating the boundary treatment required including any necessary walling and surface water drainage treatment that may become necessary.

10. Prior to commencement of development, the developer shall pay to Dublin County Council:

a. A contribution of £158,200. towards the construction of major roads in the area which were undertaken and will be undertaken by the Council and will facilitate the proposed development.

b. A contribution of £25,000. towards the construction of the roundabout on the eastern side of the site which would be undertaken by the Council and which will further facilitate the proposed development.

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 applicant.

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 proportional part of the said sum.

9. In the interest of the proper planning and development of the area, and in the interest of amenity.

10. 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.

Signed on behalf of the Dublin County Council

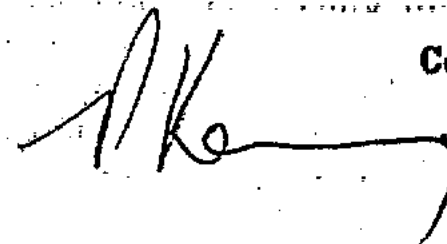
Contd. ....  
 For Principal Officer

Date **6 FEB 1984**

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.

- 10.iii. Interest shall be paid by the Council at the rate of 6% per annum on the said sum when paid by the applicants so long as insofar as it is retained unexpended by the Council.
11. Pavement thickness of carriageways of access road should be as laid down in the Roads Standards for housing access roads.
- 12.(a) Details of locations of areas in the County to be used for dumping of spoil should be given to the Roads Section.  
(b) Developer shall endeavour to keep all public roads free of mud etc.,
13. All houses sites must have a minimum rear garden depths of 35ft. and front garden depth of 25ft.
14. That all public services to the proposed development including telephone cables and equipment be located underground throughout the entire estate.
15. That public lighting be provided along the housing access roads before the houses on each street are occupied in accordance with a scheme to be approved by the County Council also as to provide street lighting to the standard required by the County Council.
16. That no dwelling house be occupied until all the services have been connected thereto and are operational.
17. That an acceptable street naming and numbering scheme be submitted to and approved by the County Council before occupation of the proposed houses.
18. An area of public open space to be reserved within the overall area of public open space to the north of the proposed development. Plans are to be submitted acceptable to the Planning Authority clearly defining the area of this public open space to the requirements of the Dublin Development Plan 1983 for the houses prior to commencement of development.  
(i) This area of public open space shall be reserved as such except where otherwise specified or modified by the conditions of this permission.
19. Houses nos. 1-20 on Road R and 1-13 on Road S are provisionally excluded pending agreement with the Council on necessary layout revisions required in compliance with Condition 7 above. The applicant is advised to consult with the Planning Authority prior to the submission of revised layout proposals.
11. In order to comply with the requirements of the Roads Department.
12. In order to comply with the requirements of the Roads Department.
13. In the interest of the proper planning and development of the area.
14. In the interest of amenity.
15. In the interest of amenity and public safety.
16. In the interest of the proper planning and development of the area.
17. In the interest of the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.
19. In the interest of the proper planning and development of the area.

Contd./...



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tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983

To J. Fitzpatrick Decision Order  
Number and Date PA/2711/83 23/12/83  
Springfield House Register Reference No. YA 1747  
Blessington Road Planning Control No. ....  
Tallaght Application Received on 10/11/83  
Applicant Gallagher Group Ltd. (in receivership)

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

*he* change of house types at sites 1-15 odd numbers and 2-20 even numbers Road R, 1-43 inclusive  
Road S, 1-41 odd nos. and 2-68 even nos. Road T of approved development at Fortunestown  
Sector B, Blessington Road, Fortunestown

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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.	2 In order to comply with the Sanitary Services Acts, 1878-1964.
3 That the proposed house be used as a single dwelling unit.	3 To prevent unauthorised development.
4 That a financial contribution in the sum of <u>£222,800</u> (in respect of Sector B) 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 on the site.	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.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

6 FEB 1984

Date

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

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:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £200,000. (in respect of this proposal) 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.

Or/

(b) Lodgment with the Council of £80,000. (in respect of this proposal) 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.

Or/

(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.

and such lodgment in either case has been acknowledged in writing by the Council.

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.

6. That screen walls of solid construction in blackwork 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.

7. That layout revisions of the southern section of the site required as a consequence of the necessity to relocate section of the access road to the site on lands in the Council's ownership be submitted for the agreement of the Council prior to commencement of development.

8. This development is not to commence until consultation and satisfactory agreement have been reached between the applicants and the Council's Housing Department with regard to the provision of the Section of the proposed access road which is located on lands within the Council ownership.

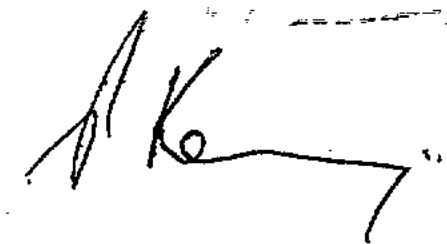
5 To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

6. In the interest of amenity.

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

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

Cpnjl./.....



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P/302/84

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CONDITIONS	REASONS FOR CONDITIONS
<p>20. A comprehensive landscape development plan showing detailed design of all amenity and recreational facilities proposed should be submitted for the approval of the Planning Authority. This plan should be accompanied by detailed works specifications and schedules for each stage of the work. It should provide for the following as minimum requirements:-</p> <p>(a) 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 18m. intervals. A scheme of roadside planting to be agreed and lodged with the County Council prior to commencement of development on site.</p> <p>(b) Trees of an acceptable standard should be provided for in acceptable units and combinations of species suitably planted and protected throughout the open spaces.</p> <p>(c) 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.</p> <p>(d) Details and locations of all playlots and other facilities should be submitted.</p> <p>(e) Details of hardsurfacing and cover treatment of any incidental small spaces throughout the scheme should be submitted.</p>	<p>20. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council ..... *[Signature]* .....  
 For Principal Officer

Date **6 FEB 1984**

20. Contd./....

(f) Details for all foul and drainage works as they relate to open space or vegetation should be submitted.

(g) Provision should be made for playlots at strategic locations within the major open space to conform to the requirements of the current County Development Plan.

(h) The major open space should be enclosed along road frontage by a 1m. high galvanised railing with vertical members to an acceptable specification and with suitable exit/entrance openings.

(ii) As an alternative the County Council will be prepared to accept responsibility for the development of the major open space if the said space is made available by the developer for taking in charge before building development begins, together with the sum of £350. per site to be lodged with the County Council and paid in instalments with the development levy, for its comprehensive development as required herein, but the remaining open spaces within the housing areas together with street planting will be the responsibility of the developer to conform to the requirements of the Planning Authority as set out above.

(iii) The landscaping and development of the public open space (including incidental open space within housing areas) shall be completed in phase with housing. The open space shall be available for public use prior to occupation of the houses to which it relates.

21. Reservation for Distributor Road 4 to be set out by 21. in order to comply with the applicant and checked by an engineer from Roads Department at the commencement of development.

22. Distributor Road 4 to be built as far as Road B, before house building starts.

22. In order to comply with the requirements of the Roads Department.

