

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1513.
1. LOCATION	Ballyowen, Ballyowen Lane, Clondalkin/Lucan Rd.	
2. PROPOSAL	650 Houses and ancillary works.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	13.Sept.1983
	Date Further Particulars	
	(a) Requested	(b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name O'Malley & Bergin, / Douglas Beattie, Address 33, Fitzwilliam Pl., Dn.2./ Chief Architect, Abbey Homesteads Ltd.	
5. APPLICANT	Name Abbey Homesteads Ltd., Address 38/40 Upper Mount Street.	
6. DECISION	O.C.M. No. PA/2408/83	Notified 11th Nov., 1983
	Date 11th Nov., 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/723/83	Notified 5th Jan., 1984
	Date 5th Jan., 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

tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1962-1982~~ 1963-1983.

To **O'Malley & Bergin,**
33, Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date **PA/2408/83, 11/11/83**

Register Reference No. **YA:1513**

Planning Control No.

Application Received on **13/9/83**

Applicant **Abbey Homestead Limited.**

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

Proposed 650 houses and ancillary works at Ballyowen Lane, Clondalkin/Lucan Road,

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 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. 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. That ^{each} proposed house be used as a single dwelling unit. That a financial contribution in the sum of £250,000 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. 	<ol style="list-style-type: none"> To ensure that the development shall be in accordance with the permission and that effective control be maintained. In order to comply with the Sanitary Services Acts, 1878-1964. To prevent unauthorised development. 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

IMPORTANT: Turn overleaf for further information

Date

15 JAN 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.

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 £400,000

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 £250,000 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.

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.

5 JAN 1984

DUBLIN COUNTY COUNCIL

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, ~~1963-1983~~ 1963-1983

To O'Malley & Bergin,
33, Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date ... PA/2408/83, 11/11/'83

Register Reference No. ... YA.1513

Planning Control No.

Application Received on ... 13/9/'83

Applicant ... Abbey Homesteads Ltd.

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

Proposed. 550. houses. and. ancillary. works. at. Ballyowen Lane, Clondalkin/Lucan Road.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

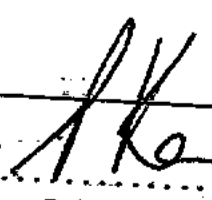
REASONS FOR CONDITIONS

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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety.
9. In the interest of the proper planning and development of the area.
10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. ...)

Signed on behalf of the Dublin County Council


For Principal Officer
- 5 JAN 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

11. That all watermain tapplings, 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.

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.

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.

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

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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

13. In the interest of visual amenity.

14. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

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

15. That a minimum of 2.3 metres (7'6") be provided between each pair of houses or terraced of houses.

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

16. That each house have a minimum front building line of 25' and minimum rear garden depth of 35'.

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

17. That the proposed house type L/3A shall be built in accordance with the house plan indicated on drawing 83:03:03A and submitted to the Planning Authority on 10/11/83.

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

18. That the third bedroom in house type L3, shall have a minimum size of 6.5sq. m.

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

19. That the land indicated as a school site on the layout submitted with the application (Drg. No. 83:03:01), shall be reserved free from development, and made available when required by the School Authorities.

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

Note: It is the intention of the Council to have the section of Ballyowen Lane between the Distributor Road and the existing Lucan/Clondalkin Road closed.

Contd.....

55 JAN 1984

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To **O'Malley & Bergin,**
33 Fitzwilliam Place,
Dublin 2.

Decision Order Number and Date **PA/2408/83: 11/11/83**

Register Reference No. **YA 1513**

Planning Control No.

Application Received on **13/9/83**

Applicant **Abbey Homestead Limited.**

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

**Proposed 650 houses and ancillary works at Ballyowen Lane, Clondalkin/
Lucan Road.**

CONDITIONS	REASONS FOR CONDITIONS
20. That an area of 1/4-acre approx. be reserved for communities facilities at the south west corner of area "3" (as indicated on drawing 83:03:05). The precise location of this site to be agreed with the Planning Authority. The use of the site to be determined by the Planning Authority.	20. In the interest of the proper planning and development of the area.
21. That a landscape plan with full works specification, Bill of Quantities, etc., to be submitted and agreed with the Parks Superintendent prior to the commencement of site works to include regrading, topsoiling, seeding, drainage, tree and shrub planting, pedestrian, pathway systems, football pitches etc., or/.. A financial contribution of £300. per house to be provided on a phased basis with the development levy and the major areas of open space to be dedicated to the County Council.	21. In the interest of amenity.
22. That a scheme of street tree planting be submitted and agreed with the Parks Department prior to the commencement of site development work.	22. In the interest of amenity.
23. That the hedgerow along the eastern boundary of the public open space area of 1.12 acres at the east of the development be preserved and protected during site development works by the erection of adequate fencing.	23. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **5 JAN 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.

24. That the areas of open space shall be fenced off during development and shall not be used for the dumping of top soil, rubble or other building materials but shall be reserved for landscaping and planting.

25. That the location of builders compounds, and site offices throughout the site shall be agreed with the Planning Authority.

26. That a scheme of tree planting with trees at 30ft. centres shall be provided along the boundaries of areas of public open space where they adjoin the distributor road through the site.

27. That the treatment of the boundary between the area of public open space of 3.46 acres at the south east of the site and the property on the Lucan/Clondalkin Road not in the ownership of the developer shall be agreed with the Planning Authority.

28. That the minor areas of public open space adjoining the sites of house sites shall be omitted as public open space and incorporated into the side gardens of houses. The precise location of all these minor areas shall be agreed with the Planning Authority.

29. That the treatment of the boundaries between individual house sites and areas of public open space shall be agreed with the Planning Authority.

30. That the developer shall construct at his own expense the Local Distributor Road for its full length through the applicants site including all necessary footpaths, lighting etc., and both roundabouts. The construction of this road to be phased in the following manner, unless otherwise agreed in writing by the Planning Authority. The Local Distributor Road from the roundabout in the south east corner up to and including the roundabout at the entrance to Phase 1 to be completed prior to occupation of any houses in this development. The remainder of the Local Distributor Road to the western limit of the site to be completed prior to commencement of any house construction in Section 2, 4 and 5.

31. That a financial contribution of £700. per house shall be paid to Dublin County Council by the developer as contribution towards the development of the road network in the area and which will facilitate the development. Of this contribution £100,000. is to be paid by the developer to Dublin County Council prior to the commencement of development as outlined in the letter from the developers to the Planning Authority dated 4th November, 1983.

24. In the interest of amenity.

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

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

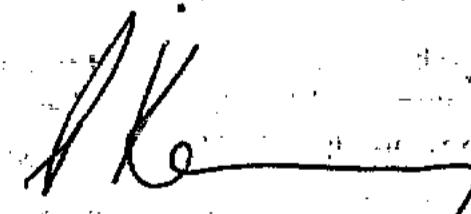
27. In the interest of the proper planning and development of the area.

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

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

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

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



15 JAN 1984

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To **O'Malley & Bergin,**
33, Fitzwilliam Place,
Dublin 2.

Decision Order
 Number and Date **PA/2408/83, 11/11/83**

Register Reference No. **YA.1513**

Planning Control No.

Application Received on **13/9/83**

Applicant **Abbey Homestead Limited.**

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

Proposed 650 houses and ancillary works at Ballyowen Lane, Clondalkin/Lucan Road.

CONDITIONS	REASONS FOR CONDITIONS
<p>31. cont..... The remainder of the contribution to be paid on a phased basis to be agreed prior to commencement of development.</p> <p>32. That the treatment of the junction between the distributor road running through the site and the existing Lucan/Clondalkin Road be agreed with the Roads Department.</p> <p>33. That the treatment of the boundary between the Local Distributor Road and the areas of public open space adjoining it shall be agreed with the Planning Authority.</p> <p>34. Provision to be made in the culs-de-sac at the northern boundary of the site to provide for their possible extension to the lands to the north.</p> <p>35. The amount of shopping development on the layout to be limited to a maximum floor area of 200sq.m.</p> <p>36. The existing house in the south east corner of the development to be provided with a satisfactory screen wall to preserve the privacy of the houses and its gardens. Details to be agreed with the Planning Authority prior to commencement of development.</p> <p>37. Ballyowen Lane north of the Local Distributor road to be improved by the applicant and at his own expense in the following manner, and to the requirements of the Roads Engineer. a. The road allowance to be 46ft. wide; b. Carriageway to be 24ft. wide.</p>	<p>basis</p> <p>32. In the interest of the proper planning and development of the area.</p> <p>3. In the interest of the proper planning and development of the area.</p> <p>34. In the interest of the proper planning and development of the area.</p> <p>35. In the interest of the proper planning and development of the area.</p> <p>36. In the interest of the proper planning and development of the area.</p> <p>37. In the interest of the proper planning and development of the area.</p> <p>(Cont....)</p>

Signed on behalf of the Dublin County Council

For Principal Officer

ES JAN 1984

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.

37. cont....

c. 5ft. verge and 6ft. footpath on the eastern side. These improvements to be completed prior to occupation of any houses in areas 2 and 4.

38. In relation to foul sewers no development to take place on foot of this permission until the following requirements have been met :-

- a. Details including longitudinal sections of the internal sewer system to be agreed.
- b. Details of the rising main including permission to lay sewers in lands not in the applicants' ownership to be agreed.
- c. Full details on the proposed pumphouse to be provided & so that its construction operation and maintenance can be assessed. In this regard a stand by pump and generator must be provided.
- d. The location of the proposed rising main relative to the Council's twin rising mains is to be identified.
- e. The applicant is to show how his internal system will eventually connect into the proposed gravity foul sewer for the area. Applicants to pay a contribution to cover the cost of this connection. The applicant to contribute to the cost of the eventual decommissioning of the proposed pump station.

39. In relation to surface water no development to take place on foot of this permission until the following requirements have been met:-

- a. Full details of internal system including longitudinal sections to be agreed.
- b. Data which will allow either of the proposed surface water outfalls to be assessed i.e. route, longitudinal sections, what up gardening is contemplated and proposed flows.
- c. Applicant to show that he has permission to lay surface water outfall sewers across lands which are not in his ownership.
- d. The applicant is to decide on which surface water route he will use. In one case he will have to contribute a sum of money to cover an eventual connection into the Ballydowd surface water scheme while & in the other case he will not only have to cover the cost of a future connection & into the Griffeen Surface water system but he will also be required to pay for whatever upgrading may be necessary to the latter system.

(Cont.....)

38. In order to comply with the requirements of the Sanitary Services Department.

39. In order to comply with the requirements of the Sanitary Services Department.

15 JAN 1984

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval ~~XXXXX~~

Local Government (Planning and Development) Acts, 1962-1982 ~~XXXXXX~~ 1963-1983

To O'Malley & Bergin, Decision Order
33 Fitzwilliam Place, Number and Date PA/2408/83, 11/11/83
Dublin 2. Register Reference No. YA.1513
Planning Control No. _____
Application Received on 13/9/83

Applicant Abbey Homestead Limited.

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

Proposed 650 houses and ancillary works at Ballyowen Lane, Clondalkin/Lucan Road.

CONDITIONS	REASONS FOR CONDITIONS
40. Watermain layout to be in accordance with the requirements of the Sanitary Services Department.	40. In order to comply with the requirements of the Sanitary Services Department.
41. That the houses on sites 165-202 inclusive be omitted from the development pending the archaeological investigation of the Ballyowen Castle site. Development on these house sites shall not take place until the Planning Authority has indicated to the developer that this land is no longer required relative to Archaeological matters.	41. In the interest of the proper planning and development of the area.
42. The treatment of the junction of the Local Distributor Road and Ballyowen Lane have to be agreed with the Roads Engineer. This is necessary pending the closure of Ballyowen Lane.	42. To ensure a satisfactory standard of development.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date 1-5 JAN 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.