

# 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.1280.
1. LOCATION	Fortunestown, Tallaght.	
2. PROPOSAL	Substitution of house types & minor revisions to previously approved layout at Sector B 4 (22N).	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	15.July.1983.
	(a) Requested	Date Further Particulars (b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name J. Fitzpatrick, Address Springfield House, Blessington Rd., Tallaght.	
5. APPLICANT	Name Gallagher Group Ltd. (In receivership) Address C/o Springfield House, Blessington Rd., Tallaght.	
6. DECISION	O.C.M. No. PA/2087/83	Notified 14th Sept., 1983
	Date 14th Sept., 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/601/83	Notified 27th Oct., 1983
	Date 27th Oct., 1983	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 .....

YA.1280

9th March, 1984.

J. Fitzpatrick,  
Springfield House,  
Blessington Road,  
Tallaght,  
Co. Dublin.

Re: Proposed substitution of house types and minor revisions to previously approved layout at Sector B4(22N), Fortunestown, Tallaght for Gallagher Group Ltd. (in receivership.).

Dear Sir,

I refer to your submission received on 1/3/'84 to comply with Condition No. 8 of decision to grant permission by Order No. PA/2087/83, dated 14/9/'83 in connection with the above,

In this regard, I wish to inform you that this condition has been complied with to the satisfaction of the Council subject to them accepting full responsibility for the boundary adjustment in accordance with the consent given by the Eastern Health Board in letter dated 24/2/'84 on their behalf by the Council from Roger Greene & Sons, Solicitors.

Yours faithfully,

for Principal Officer

P B D / 6 0 1 / 8 3  
**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

To **J. Fitzpatrick**,  
 .....  
**Springfield House**,  
 .....  
**Blessington Road**,  
 .....  
**Tallaght, Co. Dublin**.  
 .....  
 Decision Order Number and Date **PA/2087/83** ..... **14/9/83**  
 Register Reference No. .... **YA. 1280** .....  
 Planning Control No. ....  
 Application Received on ..... **15/7/83** .....  
 Applicant ..... **Gallagher Group Ltd. (in receivership)** .....

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

~~substitution of house types and minor revisions to previously approved layout at Sector B4, (22N), Fortunestown, Tallaght.~~

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 <b>£222,800</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 .....

*H. W. W.*  
 For Principal Officer

**27 OCT 1983**

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.**

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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:

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.

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£200,000. (two hundred thousand pounds)** 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.** 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. A wall 2m. high suitably capped and rendered to be provided between the site and the E.H.B. site to the north.

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

7. House nos. 2,4,6 and 8 on Road A and 10 and 12 on Road J to be omitted. Revised plans to be submitted for the approval of the Planning Authority showing the development of those sites in conjunction with the development of the adjoining 'strip' to the east.

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

8. Construction of houses 9,11,13,15,17,19,21,23,25,27, 29,31,33,35 on Road G and Road G to be temporarily deferred pending clarification of the northern boundary of this site where it adjoins the Eastern Health Board Site. Written proof that the line of this common boundary as indicated on the lodged plans is in agreement with the Eastern Health Boards proposals for their site to be submitted to the Planning Authority and their agreement to be obtained in writing prior to commencement of development.

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

Contd./.....

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### Notification of Grant of Permission/Approval

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

To **J. Fitzpatrick,**  
**Springfield House,**  
**Blessington Road,**  
**Tallaght, Co. Dublin.**  
  
Applicant **Gallager Group Ltd. (In receivership)**

Decision Order  
Number and Date **PA/2087/83: 14/9/83**  
  
Register Reference No. **YA 1280**  
  
Planning Control No. ....  
  
Application Received on **15/7/83**

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

**Proposed substitution of house types and minor revisions to previously approved layout at Sector B4, (22N), Fortunestown, Tallaght.**

CONDITIONS	REASONS FOR CONDITIONS
<p>9. Prior to commencement of development the developer shall pay to Dublin County Council:-</p> <p>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.</p> <p>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.</p> <p>(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 applicants.</p> <p>(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 proportionate part of the said sum.</p> <p>(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 retain unexpended by the Council.</p> <p>10. Pavement thickness of carriageways of Distributor Roads in the overall development which is in the control of the applicant should be as laid down in the Roads Standards for District and local Distributor Road.</p>	<p>9. It is considered reasonable that 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.</p> <p>10. In order to comply with the requirements of the Roads Department.</p> <p>(Cont. ....)</p>

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

*H. Welch*  
For Principal Officer

Date **27 OCT 1983**

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.

- 11. The reservation for the Local Distributor Road 4 running through the southern part of the site, in the overall development which is in the control of the applicant, should be set out on the ground by the applicant and checked by the Roads Dept., before commencement of development.
- 12. (i) Details of locations of areas in the County to be used for dumping of spoil should be given to the Roads Section.  
(ii) Developer shall endeavour to keep all public roads free of mud etc.
- 13. An acceptable scheme of phasing of development in regard to the development of Sectors B,D,E as per Plan D272/9, submitted with Reg. Ref. WA 1722 previously granted permission and which are in control of the applicant should be submitted to the County Council prior to the commencement of development.
- 14. No housing development shall take place 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.
- 15. Plans to a suitable scale indicating details of hard and soft finishes within the housing layout and of E.S.B. crossings and substations to be submitted to the Planning Authority and their written agreement to be obtained prior to the commencement of development.
- 16. All house sites must have a minimum rear garden & depths of 35' and front garden depths of 25'.
- 17. Phasing of shopping provisions in relation to the phasing of housing developments to be agreed with the Planning Authority.
- 18. No site huts, builders compounds or other such structures waste materials or topsoil are to be erected on the public open spaces, which shall be adequately protected during the course of the development without the prior agreement in writing of the Parks Department.

- 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 road safety.
- 15. In the interest of the proper planning and development of the area.
- 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 order to facilitate provision and development of public open space.

(Cont.....)

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## Notification of Grant of Permission/Approval

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

To **J. Fitzpatrick,** Decision Order  
**Springfield House,** Number and Date **PA/2087/83, 14/9/'83**  
**Blessington Road,** Register Reference No. **YA.1280**  
**Tallaght, Co. Dublin.** Planning Control No. ....  
Application Received on **15/7/'83**

Applicant **Gallagher Group Ltd. (in receivership).**

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

**Proposed substitution of house types and minor revisions to previously approved layout at Sector B4, (22N), Fortunestown, Tallaght.**

CONDITIONS	REASONS FOR CONDITIONS
<p>19. That all public services to the proposed development, including telephone cables and equipment be located underground throughout the entire site.</p> <p>20. That public lighting be provided along the district distributor and the housing access roads before the houses on each street are 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.</p> <p>21. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>22. That an acceptable street naming and numbering scheme be submitted to and approved by the County Council before occupation of the proposed houses.</p> <p>23. 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 work.</p> <p>24. 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 to be submitted acceptable to the Planning Authority indicating the area of this public open space to the requirements of the Dublin Development Plan 1983 for the houses proposed.</p> <p>(1) This area of public open space shall be reserved as</p>	<p>19. In the interest of amenity.</p> <p>20. In the interest of amenity and public safety.</p> <p>21. In the interest of the proper planning and development of the area.</p> <p>22. In the interest of the proper planning and development of the area.</p> <p>23. To protect the amenities of the area.</p> <p>24. In the interest of the proper planning and development of the area.</p>

Cont./..

Signed on behalf of the Dublin County Council

*W. Kelly*  
For Principal Officer

27 OCT 1983

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.

24(i) such except where otherwise specified or modified by the conditions of this permission.

25.(i) 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:-

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 15m. intervals. A scheme of roadside planting to be agreed and lodged with the County Council prior to commencement of development on site.

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.

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.

d) details and locations of all playlots and other facilities should be submitted.

e) details of hardsurfacing and cover treatment of any incidental small spaces throughout the scheme should be submitted.

f) details of 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 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

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

Cont./..

W. W. W.



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To **J. Fitzpatrick,**  
**Springfield House,**  
**Blessington Road,**  
**Tallaght, Co. Dublin.**

Decision Order  
Number and Date ..... **PA/2087/83, 14/9/'83**

Register Reference No. .... **YA.1280**

Planning Control No. ....

Application Received on ..... **15/7/'83**

Applicant ..... **Gallagher Group Ltd. (in receivership).**

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

**Proposed substitution of house types and minor revisions to previously approved layout at Sector B4, (22N) Fortunestown, Tallaght.**

CONDITIONS

REASONS FOR CONDITIONS

25(ii) cont..  
£330. 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 ~~mp~~ 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.

NOTE 1: Not more than 15% of the houses to be built in sector B, which is under the control of the applicant, are to be of two bedroomed house-type.

NOTE 2: The applicant is requested to submit proposals for the development of the area east of Road ~~and~~ described as sites 1-7 (odd).

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

*M. M. M.*  
For Principal Officer

Date ..... **27 OCT 1983**

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.