

91A/0035

RE/LD

Mr Jerry Cronin,  
County Dublin V.E.C.,  
Main Road,  
Tallaght,  
Dublin 24.

5/4/91

RE: Development at Fortunestown, Jobstown

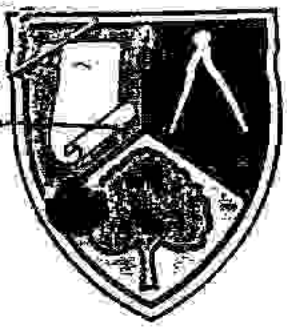
Dear Sir,

I refer to your letter received in this Department on 13th March, 1991 regarding the above and wish to inform you that this application was withdrawn on 8th March, 1991.

Yours faithfully

---

for PRINCIPAL OFFICER



County Dublin Vocational Education Committee  
 Coiste Gairmoideachais Cho. Átha Cliath  
 Main Road, Tallaght, Dublin 24. Telephone 515666 Fax 515667

*PK*  
 14/3  
 DUBLIN COUNTY COUNCIL  
 PLANNING DEPT.  
 RECEIVED  
 13 MAR 1991

*Filed as only/rep*

Our Ref : JC/ST.

11th March, 1991.

*471A/C0357*  
*971A/C23EJ*  
*118*

Mr. John Bird,  
 Senior Planner,  
 Dublin County Council,  
 block 2,  
 Irish Life Centre,  
 Lower Abbey Street,  
 Dublin 1.

RE : POST PRIMARY SCHOOLS PROPOSALS - WEST TALLAGHT

Dear Mr. Bird,

I refer to the above and attach for your attention a letter dated 5th March, 1991, containing the views of Mr. Ronan Connolly, Principal, Jobstown Community College. His concerns coincide with those of the members of the Vocational Education Committee.

Yours sincerely,

*Jerry Cronin*

CHIEF EXECUTIVE OFFICER.



Jobstown Community College

c/o St. Aidan's Community School, Brookfield, Tallaght, Dublin 24. Phone: ~~810839~~ 525788  
Principal: Ronan Connolly. Vice-Principal: Cynthia D. Fogarty.

5.3.91

Mr. J. Cronin,  
C.E.D.,  
County Dublin V.E.C.,  
Main Road,  
Tallaght,  
Dublin 24.

Re: Ballymore Homes Development at Fortunestown.

Dear Mr. Cronin,

I have received a copy of the plans for the above development and discussed the application for planning permission with Ms. Maeve Barrett an official of Dublin County Council.

The development, I believe will be good for the area in that it may provide employment and work experience for our students. The one reservation that I would have is that the service industry area is very close to the College. I would be very concerned that students and staff of the College might be subjected to:-

- a) Noise pollution in any form
- b) Air pollution e.g. noxious fumes
- c) Increased danger due to heavy traffic

I would be most obliged if your committee were to make these concerns known to Dublin County Council on an official basis. I would be most pleased to receive your advice as to how we might proceed on this matter. I will place this matter on the agenda of the next Board of Management meeting.

Yours sincerely,

RONAN CONNOLLY,  
PRINCIPAL.





Bloc 2, Ionad Bheatha na hE  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Charles O' Connor,  
32 Ashgrove,  
Tallaght,  
Dublin 24.

Date: 7 May 1991

Reg. Ref. 91A/0035

Re. Development at Fortunestown, Jobstown.

Dear Sir,

I refer to your letter received in this Department on 3 May 1991 regarding the above and wish to inform you that this application was withdrawn on 7 March 1999. A subsequent application, Reg. Ref. 91A/0236, has been lodged and your communication shall be placed on this file.

Your attention is drawn to the Register maintained in accordance with Section 8 of the Local Government (Planning and Development) Act, 1963 in which full particulars concerning planning applications including decisions thereon are recorded. The Register may be consulted at the above address during normal office hours.

Yours faithfully

  
for PRINCIPAL OFFICER

90A/236  
90A/2340

# Tallaght Community Council

255

## Comhairle Phobail Thamhlacta

Public Relations Officer  
Bob Byrne

From: CHARLES O'CONNOR,  
Honorary Secretary,  
32 Ashgrove,  
Tallaght,  
Dublin 24.

15  
03 MAY 91

Phone: 514087

Dear Sir.

The TCC has noted reference  
to planning applications Ref  
90A/2340 and  
91A/35

in respect of sites in the  
West Tallaght area.

We would appreciate some  
information on both  
applications.

Many thanks  
Yours Sincerely  
Charles O'Connor  
Hon Sec

Telephone: 01-234 5678  
 Fax: 01-234 5678

Planning Department,  
 Block 2,  
 Irish Life Centre,  
 Lower Abbey Street,  
 Dublin 1.

Your Ref.: \_\_\_\_\_

15th March, 1991.

Our Ref.: \_\_\_\_\_

91A335

J. P. Moran,

Department of Defence,

Park House,

Dublin 7.

Re: Light industrial and related uses on approx. 42 hectares together with  
proposed distributor road on land zoned for new residential communities.

Your letter dated: 15/2/91

2/50719

No.: \_\_\_\_\_

Dear Sir/Madam,

With reference to the above, the applicant withdrew the application on the 8th March, 1991 and particulars of such withdrawal have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the Register may be had on payment of £5.00 for each entry.

Yours faithfully,

\_\_\_\_\_  
 for Principal Officer.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0035

Date Received : 15th January 1991

Applicant : Ballymore Homes Ltd.,

Appl.Type : OUTLINE PERMIS

Development : Light industrial and related uses on approximately 42 hectares together with proposed distributor road on land zoned for new residential communities

LOCATION : Fortunestown, Jobstown and Gibbons townlands at Tallaght Dublin 24

O.S.REFS.

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AREA REFERENCE

--	--	--	--	--	--

HISTORY


FEE CERTIFICATE NO.

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED .....

DATE .....

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED

GRADE

DATE

\_\_\_\_\_

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



SS only

W. J. Wickham

DATE LODGED:

15th January, 1991.

REG. REF:

91A/0035

LOCATION:

Fortunestown, Jobstown and Gibbons townlands at Tallaght, Dublin 24.

APPLICANT:

Ballymore Homes Ltd.

PROPOSAL:

Light Industrial and related uses on 42 ha. approx. together with proposed distributor road on land zoned for new residential communities.

APP. TYPE:

Outline Permission

FOUL SEWER:

Available subject to:-

- 1) The proposed development lies within the catchment of the Dodder Valley Sewer. The capacity of this sewer has been designed assuming housing developments in this area. Any proposed change of zoning to Industrial usage would require that the water consumption be for light Industrial only.
- 2) The drainage of all the proposed Industrial area and the remaining portion of the applicants land to the west should drain, levels permitting, to the 600 mm diameter leg of the D.V.S. along Brookfield Road (or M.W.H. 1 on D.C.C. record sheet F.S. 21/XI).
- 3) Applicant to submit details of this proposed outfall sewer together with written permission from all landowners through whose lands it is proposed to lay this sewer to the outfall manhole on Brookfield Road.
- 4) Long sections of all internal sewers, showing invert levels, including existing and proposed ground levels to be submitted at approval stage.


SURFACE WATER:

Available subject to:-


- 1) The bulk of the proposed site lies within the catchment of the Brownsbarn Stream which runs in a north-westerly direction under the existing Fortunestown Lane and Naas Road to its confluence with the River Camac. This stream and all existing culverts between the site and the River Camac would need to be upgraded to take the increased flow from this proposed development. The applicant to submit details of his proposed improvements for the waterway together with design calculations.
- 2) Applicant to submit written evidence that he has permission for the works referred to in (1) above from all landowners between his site and the River Camac where upgrading will be required.

<b>PLANNING DEPT.</b>	
<b>DEVELOPMENT CONTROL SECT</b>	
Date .....	15 / 3 / 91
Time .....	12.50

- 3) The balance of the applicants land to the east lies within the catchment of the Tallaght Stream. This portion of the site should drain to the existing 1200 mm diameter pipe west of Fortunestown Road. (See D.C.C. record sheet S.W. 21/XI). This system from M.W.Q.4 to its outfall to the open channel on Jobstown Road has not been completed and will require extensive remedial work to take the flow from this proposed development. Applicant to indicate the works he proposes to undertake to upgrade this section of pipeline to the required standard.
- 4) Applicant to indicate by calculations how the section of pipeline referred to in (3) above will accommodate the increased flow due to the proposed rezoning of the site from housing to Industrial use.
- 5) As for (4) of "foul sewer".
- 6) Details of the treatment/piping of all streams within the applicants site or immediately affected to be submitted.

  
Noel Murphy  
E.E.

Endorsed:

  
F. G. Coffey,  
Senior Engineer.



P/1107/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0035

Date Received : 15th January 1991

Correspondence : Garth May,  
Name and : Town Planning Consultant,  
Address : Hawthorns,  
Ticknock,  
Sandyford, Co. Dublin.

Development : Light industrial and related uses on approximately 42  
hectares together with proposed distributor road on  
land zoned for new residential communities

Location : Fortunestown, Jobstown and Gibbons townlands at  
Tallaght Dublin 24



Applicant : Ballymore Homes Ltd.,

App. Type : Outline Permission

Zoning :


By letter dated 07.03.91, the applicant withdrew the application.

I recommend that no further consideration be given to the application in  
view of the withdrawal.

 Endorsed:   
for Principal Officer

Order: NOTED.

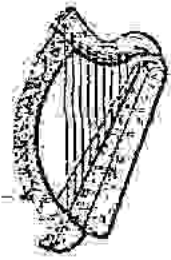
Dated :  8 March 1991 .....   
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin  
City and County Manager dated  21st February 1991

Seol an fhreagra chun  
(Reply to)

AN RÚNAÍ  
(The Secretary)

faoin uimhir seo:-  
(Quoting)



AN ROINN COSANTA  
(Department of Defence)

TEACH NA PÁIRCE  
(Park House)

BAILE ÁTHA CLIATH, 7  
(Dublin, 7)

2/50719

Teileafón 01/20822X 771881

15 February, 1991.

Dear Sir,

DEVELOPMENT  
22 FEB 1991  
CONTROL

*Handwritten initials*

*Handwritten: GH 12/2  
91A/0035*

Re: Planning Applications which might affect the use  
of Casement Aerodrome, Baldonnel, Co. Dublin.

*Handwritten: MD*

I am directed by the Minister for Defence to refer to applications:

91A/0035 - Ballymore Homes Ltd., Fortunestown, Jobstown and Gibbons townlands at Tallaght, Dublin 24.

91A/0040 - Mr. T. Fagan, Riverside Villa, Watery Lane (St. Killians Road), Clondalkin.

91A/0050 - Mr. J. Brunkard, Crockshane, Rathcoole.

91A/0072 - Mr. George Buffini, 57 & 59 Cappaghmore Estate, Clondalkin.

No objection is seen to these developments provided they do not exceed 11M. in height above ground level.

Yours sincerely,

*Handwritten signature of John P. Moran*

JOHN P. MORAN  
EXECUTIVE OFFICER

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC I  
Date 22.2.91  
Time 2.00

The Secretary,  
Dublin County Council,  
Planning Department,  
Irish Life Mall,  
Lower Abbey Street,  
Dublin 1.



P.O. Box 174  
Bosca 174.  
2/3 Cearnog Parnell,  
2/3 Parnell Square,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727247

*RK*

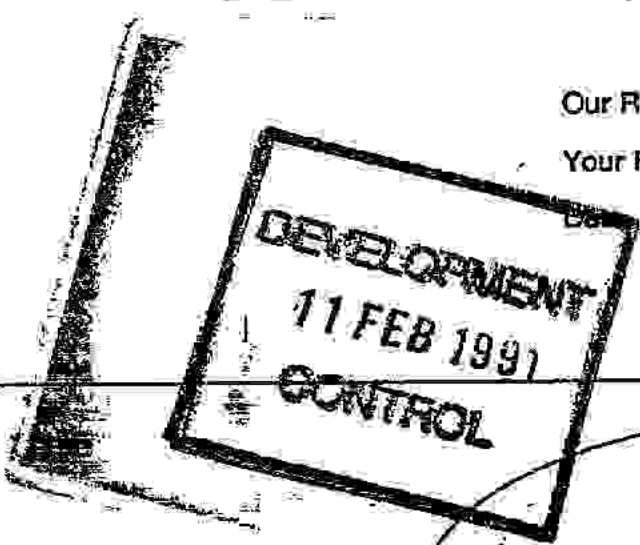
*McGee*

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street.

Our Ref.  
Your Ref.  
Date

4th February, 1991

*attach to  
file - copy  
to relevant  
planner.  
KR*



*91A/35*

I refer to planning application (Register Reference 91A/35) lodged in respect of lands at Fortunestown, Tallaght by Ballymore Homes together with the development proposal lodged with that planning application.

I refer in particular to Fig. No. 5 showing zoning proposals for land at Fortunestown, West Tallaght, to scale 1/5000 dated August 1990 and prepared by Garth May. This proposal shows a rectangular piece of land incorporating a 7.5 acre field which is outside the ownership of the applicant and is in fact in County Council ownership. This site is shown on the Action Plan coloured green and marked open space. I wish to advise you that there is no agreement with the applicant that this land be so shown or so used and the Council would oppose such use as the land was acquired for housing development.

On Fig. NO. 6 of this application I wish to advise you that the distributor road which services the post primary school at Kiltalown is shown extended in westwards direction and incorporates housing development shown fronting onto the proposed extended distributor road. Such proposal would be in conflict with the concept of the distributor road already financed by public monies.

*Doherty*  
T. Doherty  
PRINCIPAL OFFICER

PLANNING DEPT.  
DEVELOPMENT CONTROL  
Date: *11.2.91*  
Time: *5.00*



TD/ML

PLANNING APPLICATION

REG. REF.: 91A/0035

DATE OF APPLICATION: 15/1/91

DATE RECEIVED: 15/1/91

APPLICATION TYPE (1): 0.

APPLICATION TYPE (2): 0.

LEGAL INTEREST: ~~GP~~ P.

DISTRICT COMMITTEE: B.

PRESS NOTICE: J. J.

WATER/SEWERAGE: /

PLANNING TEAM: M. D.

ADDL. INFO. REQ/REC'D

LEVEL: P

DEL. OFFICER: A. C.

LETTERS/DRAWINGS ETC.: 3.4.0.4

CORRESP. NAME & ADDRESS See 4

APPLICANT NAME & ADDRESS See 3

PROPOSAL: Light Industrial & related uses on 42 hectares with Proposed Distributor Road

LOCATION: Fortwestown, Substation & Gibbera Townlands Tullyglan D. 24

-----  
SENIOR STAFF OFFICER

PLANNING APPLICATION FEES

REF.: 91A/0035 CERTIFICATE NO: 24042 ✓

PROPOSAL: Development of land for light industrial & related uses  
 LOCATION: Townlands of Fortunesstown, Toxtown, Gibbons at West Tallaght  
 APPLICANT: Ballymore Homes

SS	1 DWELLINGS/AREA LENGTH/STRUCT	2 RATE	3 AMT. OF FEE REQ.	4 AMOUNT LODGED	5 BALANCE DUE	6 BALANCE DUE	7 DATE/ RECEIPT NO
	Dwellings	@£32					
		@£15					
		£50p per M <sup>2</sup> in excess of 300M <sup>2</sup> Min. £40					
	metres <sup>2</sup>	@£1.75 per M <sup>2</sup> or £40	7500	7500	—		
5	x .1 hect.	@£25 per .1 hect. or £250					
4	x .1 hect.	@£25 per .1 hect. or £40					
3	x .1 hect	@£25 per .1 hect. or £100					
2		@£100					
3	x metres <sup>2</sup>	@£10 per m <sup>2</sup> or £40					
2	x 1,000m <sup>2</sup>	@£25 per 1,000m <sup>2</sup> or £40					
1	x .1 hect.	@£25 per .1 hect. or £40					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified Signed: P. Walsh Grade: S.O Date: 17/1/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0035

Date : 11th March 1991

Dear Sir/Madam,

Development : Light industrial and related uses on approximately 42  
hectares together with proposed distributor road on  
land zoned for new residential communities

LOCATION : Fortunestown, Jobstown and Gibbons townlands at  
Tallaght Dublin 24

It is noted that by letter dated 07.03.91 that you have withdrawn the above  
mentioned application.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Rose Kavanagh', written over a dotted line.

PRINCIPAL OFFICER

Garth May,  
Town Planning Consultant,  
Hawthorns,  
Ticknock,  
Sandyford, Co. Dublin.



## NOTES

1. An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanála,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanála against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

FROM: GARTH MAY FRTP

TOWN PLANNING CONSULTANT

TO: *Principal Officer*

Hawthorne, Ticknock

DATE: *7.3.91*

Sandyford, Co. Dublin

FAX NUMBER: 01-955132

Telephone 955132

*Re. REG. REF. 91A/0035*

*1 sheet to follow*

*Original letter to follow by post.*

*WTD*

GARTH MAY FRTP

7th. March 1991

TOWN PLANNING CONSULTANT

Hawthorns, Ticknock

Sandyford, Co. Dublin

Telephone 955132

The Principal Officer  
Planning Department  
Dublin County Council  
Irish Life Centre  
Lower Abbey street  
Dublin 1.

Re: Register Reference: 91A/ 0035.  
Light Industrial and Related Uses on approximately 42 hectares  
together with proposed Distributor Road on land zoned for New  
Residential Communities, at Fortunestown, Jobstown and Gibbons  
Townlands at Tallaght, Dublin 24.

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Dear Sir,

On the instructions of the applicants, Ballymore Homes Limited, I wish  
to withdraw the above application for Outline Planning Permission.

Yours faithfully,



Garth May.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0035

Date : 17th January 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Light industrial and related uses on approximately 42  
hectares together with proposed distributor road on  
land zoned for new residential communities

LOCATION : Fortunestown, Jobstown and Gibbons townlands at  
Tallaght Dublin 24

APPLICANT : Ballymore Homes Ltd.,

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 15th January 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Garth May,  
Town Planning Consultant,  
Hawthorns,  
Ticknock,  
Sandyford, Co. Dublin.

# COMHAIRLE CHONTAE ATHA CLIATH

(DUBLIN COUNTY COUNCIL)

## PLANNING APPLICATION FORM

21-11/15

PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED

1. Application for  Permission  Outline Permission  Approval  Place  in appropriate box  
 Approval should be sought only where an outline permission was previously granted.  
 Outline Permission may not be sought for the retention of structures or continuance of uses.

2. Postal address of Site or Building: TOWNLANDS OF FORTUNESTOWN, JOBSTOWN & GIBBONS  
 (if none, give description sufficient to identify): AT WEST TALLAGHT • DUBLIN 24 **LAW APPLICATION.**

3. Name of applicant (Principal not Agent): BALLYMORE HOMES LTD REC. NO. 1112  
 Address: BALLYMORE EUSTACE, CO. KILDARE. Tel. No. 045-64411

4. Name and address of person or firm responsible for preparation of drawings: GARTH MAY • TOWN PLANNING CONSULTANT.  
HAWTHORNS • TICKNOCK • SANDYFORD • CO. DUBLIN Tel. No. 955132

5. Name and address to which notifications should be sent: GARTH MAY  
AS ABOVE.

6. Brief description of proposed development: DEVELOPMENT OF LAND FOR LIGHT INDUSTRIAL AND RELATED USES AND ROUTE FOR DISTRIBUTOR ROAD

7. In the case of any building or buildings to be retained on site, please state:

CO. DUBLIN. Outline planning permission sought for light industrial and related uses on approx. 42 hectares together with proposed distributor road on land zoned for new residential communities at Fortunestown, Jobstown and Gibbons townlands at Tallaght, Dublin 24 for Ballymore Homes Ltd. 14/11/91

Irish Int 14/11/91

partial demolition, demolition, partial demolition, or demolition of a building or part thereof? SUBJECT TO ROAD DETAILS.

8. (a) Area of Site: 42 HECTARES Sq. m.  
 (b) Floor area of proposed development: N.A. Sq. m.  
 (c) Floor area of buildings proposed to be retained within site: N.A. Sq. m.

77500 15/1/91  
 N 3106

10. State applicant's legal interest or estate in site: (i.e. freehold, leasehold etc.) CONTRACT TO PURCHASE FREEHOLD

11. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box

Please state the extent to which the Draft Building Regulations have been taken into account in your proposal: N.A.

13. List of documents enclosed with application: NEWSPAPER ADVERTISEMENT  
REPORT AND SITE PLAN  
SUPPORTING DOCUMENT

14. Gross floor space of proposed development (See Back): Sq. m.  
 No. of dwellings proposed (if any): Class(es) of Development:  
 Fee Payable £ 7,500 Basis of Calculation: MAXIMUM FOR OUTLINE  
 If a reduced fee is tendered details of previous relevant payment should be given.

Signature of Applicant (or his Agent): [Signature] Date: 14 January 1991

Plan No. OUTLINE FOR OFFICE USE ONLY  
 History: 91A/0035 3.4.0.4  
 Amount Received: £ 21-11  
 Area Codes: TA.21.04, TA.21.05.  
 Receipt No.: TA.22.01, TA.23.01, TA.23.02.  
 Checked: TA.22.01, TA.23.01, TA.23.02.

RECEIVED  
 15 JAN 1991  
 REG. SEC.

Hust.  
 86A-20A  
 86A-970  
 2A-1462  
 2A-345

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT)

REGULATIONS 1977

Summary of requirements of applications for Permission or Approval under the Local Government (Planning & Development) Acts 1963 and 1976.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure.
3. The page of a newspaper circulating in the area in which the land or structure is situate in which there has been published the required notice or copy of the required notice erected or fixed on the land or structure. The newspaper advertisement should state after the heading 'DUBLIN' —
  - (a) The address of the structure or the location of the land.
  - (b) The nature and extent of the development proposed.
  - (c) The name of the applicant.

Applications must be received within 2 weeks from date of publication of this notice. (Advertisements acceptable in the following newspapers only, Irish Independent, Irish Press, Irish Times, Evening Herald, Evening Press, Sunday Independent, Sunday Press, Sunday World.)

4. Four (4) sets of plans drawn to a stated scale must be submitted. Each set to include, layout plan, location map, and drawings of floor plans, elevations and sections and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished). Buildings, roads, boundaries and other features in the vicinity of the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of a scale not less than 1 : 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2 & 3 are:
  - (a) a statement of the existing use and the use proposed or, where appropriate, the former use and the use proposed,
  - (b) a plan or location map marked or coloured so as to identify the structure or land to which the application relates.
  - (c) A survey plan of each floor of any structure to which the application relates.

6. Applications should be addressed to:

Planning Department  
Block 2  
Irish Life Centre  
Lr. Abbey St.,  
Dublin 1  
Tel. 724755

Full details may be found in Local Government (Planning & Development) Regulations 1977 (Statutory Instrument No. 65 of 1977) obtainable from Government Publications Sale Office G.P.O. Arcade, Dublin 1.

NOTE: Where a development proposal would involve

- (a) demolition or partial demolition of any habitable house
  - or
  - (b) the use otherwise than for human habitation of any habitable house
- permission must first be obtained from the Housing Authority under the Housing Act, 1969.

RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 31016

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

Received this

day of

19

from

the sum of

Pounds

Pence being

Cashier

S. CAREY

Principal Officer

**GARTH MAY** FRTP

January 12th. 1991

**TOWN PLANNING CONSULTANT**

Hawthorns, Ticknock

Sandyford, Co. Dublin

Telephone 955132

The Principal Officer  
Planning Department  
Dublin County Council  
Irish Life Centre  
Lower Abbey Street  
Dublin 1.


Re: Application for Outline Planning Permission for Light Industrial and Related Uses on Land at Fortunestown, Jobstown and Gibbons, West Tallaght by Ballymore Homes Limited.

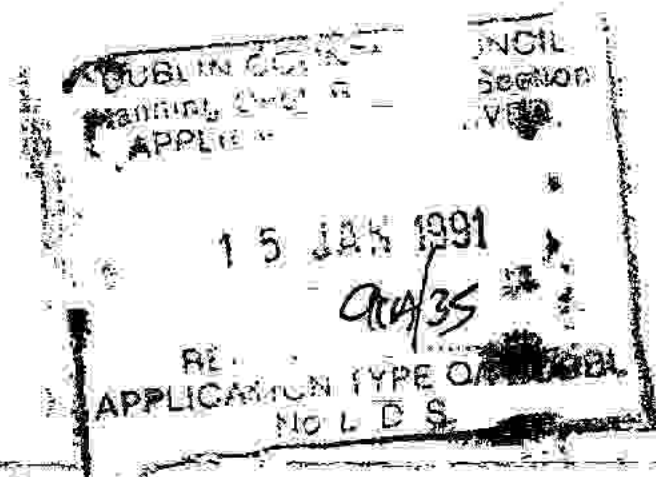
Dear Sir,

Please find enclosed a completed application for the above including the following:

1. Newspaper advertisement. Irish Independent dated 14.1.1991.
2. Application form.
3. Four copies of Site Plan, scale 1/2500.
4. Four copies of Supporting Document.
5. Planning Application Fee for £7,500.00

Yours faithfully,

  
Garth May.





January 12th. 1991

Planning Dept. Registry Section  
APPLICATION RECEIVED

15 JAN 1991

REG No. 91A/35

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR LIGHT INDUSTRIAL AND RELATED USES ON LAND AT FORTUNESTOWN, JOBSTOWN AND GIBBONS, WEST TALLAGHT BY BALLYMORE HOMES LIMITED.

1. This application is made on behalf of Ballymore Homes Limited in order to establish the opportunity to provide employment related uses within an area currently zoned for new residential communities at West Tallaght.
2. This area is part of the lands formerly under construction by the Gallagher Group. Services are available and full permissions have been granted in the past for development works and services for primarily residential development over parts of the undeveloped area. Since building works ceased, the environment has suffered for a number of reasons. The adjoining developed areas have high unemployment rates and unfinished sections of the housing areas are simply terminated in an unplanned manner. It is not conducive to the market to commence an extension of these unfinished developments until some significant measures have been taken which will develop more confidence in the area. Essentially, what requires encouragement is a confidence to invest in homes and jobs and this application is intended as a first step in providing a platform for both initiatives.
3. The need for more employment opportunities in the area is unquestioned and in considering the present zoning for new residential communities (A1), it is apparent that although a wide range of employment uses are permitted within this zone, a more positive and substantial contribution is required.
4. In order to pursue this objective a submission has been made to the County Council for a rezoning of the lands which now form the subject of this application for industrial and related uses. The response of the Planning Department has been positive but agreement has not been reached on the location of the zone for employment uses at this stage.
5. The arguments in favour of the applicant's approach are now explained further in this application and copies of a supporting document prepared by Ballymore Homes Limited indicating the alternative zoning proposals of the Planning Department and those submitted by the applicants are included with this submission.
6. In considering the location of the 'employment zone' in relation to other residential community uses, the following matters were taken into account
  - 6.1 With a continuing trend towards lower employment densities, the area to be allocated required approximately 100 acres if a proper contribution is to be made to meet employment needs.
  - 6.2 It is considered desirable that this area forms a single site and within an area of approximately 260 acres, there are limited options bearing in mind other constraints.
  - 6.3 Generally speaking, there are two options which are represented in (i) the Council's recent proposal (the western section) or (ii) the proposals in this

6.3 cont. submission (the eastern section).

7. The selection of the eastern section was made after consideration of the following:

7.1 The eastern section includes the largest area of generally level ground, which is desirable for the layout and construction of buildings of large plan form. Although the land generally falls from the Blessington Road northwards towards Fortunestown Lane, the western section includes more elevated land and steeper gradients. The eastern section also has steeper sections adjoining the Blessington Road but it is proposed to earmark this area for small scale office units.

7.2 Although the western section is considered less desirable for large buildings by reason of the gradients, the elevated land is attractive for good quality residential development, which will have extensive views to the north.

7.3 The development of this land for residential purposes will enable some initial development to proceed, which can start to establish a new residential community and commence an uplift to the residential environment of the area generally.

7.4 Development of the business zone can also commence concurrently and provide a central employment core to the neighbourhood.

7.5 The siting of this use in a central location between existing and proposed residential development, is a deliberate attempt to give added emphasis to the employment aspects and move away from the more customary practice of siting industry in the periphery of development areas.

7.6 Part of the reasoning behind this proposed siting is related to the intention that this development area will be generously landscaped to provide an attractive setting for the employment uses. It is also accepted that the concept of industry is changing considerably and there is, quite rightly, a blurring of the definition of various occupations. This has given rise to the emergence of the Business park, Office Park, Technological Park etc., and there are good examples available to show that this type of use is a more than adequate neighbour to other residential community uses. The need to use the description of Light Industrial and related uses is simply a reflection of the zoning and use descriptions currently used in the Council's Written Statement.

7.7 Within the overall employment zone, it is intended to allocate an area which will be more suitable for small service type uses and possibly include nursery units. The draft proposals and sketch layout included in the supporting document, indicate this area adjoining the Post Primary School which is under construction. It seems particularly appropriate to have employment uses adjoining the school and more encouraging to the pupils' future than being surrounded by more housing.

7.8 The supporting document indicates that the total development area within the control of the applicants has been considered and provision is made for local neighbourhood facilities which can serve the residential and business population.

8. With regard to the road network, this has been considered to provide access to the various uses, to define the principal land use areas and also to provide flexibility to meet the Council's broader requirements. A number of options are possible regarding the Distributor Road junction with

8. cont. Blessington Road and final details can be agreed before approval stage. From the applicant's point of view, access from the Blessington Road as envisaged will allow development to commence from this direction with the intention of establishing a fresh start to the development of this area. In addition, the Distributor Road can extend to two connections with Fortunestown Lane, one of which is included in this application.
9. Access to the employment zone is intended from a roundabout on the Distributor Road, north of the Blessington Road. This will provide the sole access to this zone in order to provide control and security, which is a feature of the type of development envisaged. A second access is provided to the service use area. The overall width of the Distributor Road reservation will be finalised with the Roads Department, but it is the intention to ensure adequate planting as part of the road in addition to the internal landscaping of the development areas.
10. The above description provides the rationale behind this submission. The Council's draft proposal for rezoning a substantial area for employment purposes suggests that no conflict exists regarding the principal of introducing a major area for this use at Fortunestown.
11. The applicants are satisfied that the proposals now formulated in this application provide the best opportunity to make progress and encourage the investment necessary from the private sector. The applicants are anxious to proceed and to commence construction as soon as approval stage can be reached.

GARTH MAY.

January 12th. 1991

PLANNING DEPT. REGISTRY SECTION  
 APPLICATION RECEIVED  
 15 JAN 1991  
 91A/35  
 REG No. ....  
 APPLICATION TYPE ...

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