

P/424/92

EN 9478

1500 1324

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

FINANCIAL CONTRIBUTION	17,220
AMOUNT €	
Rel 639,350	
SH 192,000	

PL 6/5/86001

AN BORD PLEANÁLA

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

County Dublin

EN 9478
Semi
rel: 800,000
cost: 500,000

Planning Register Reference Number: 91A/236

APPEAL by An Taisce care of Celia Taylor of 2 Main Road, Tallaght, County Dublin against the decision made on the 20th day of May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Ballymore Homes Limited care of Garth May of Hawthorns, Ticknock, Sandyford, County Dublin for development comprising development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown and Gibbons, Tallaght, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed site is suitable for industrial and employment related development and that the resultant land use pattern in this western peripheral sector of Tallaght would be in accordance with the proper planning and development of the area and, subject to compliance with the conditions set out in the Second Schedule hereto, would not be detrimental to the amenities of existing development in the area.

SECOND SCHEDULE

1. The following requirements of the planning authority shall be complied with in the development:
 - (a) The main north-south distributor road shall be realigned so as to tie into that proposed to service adjoining developments to the north of the site (planning register reference number 90A/2340) at a point approximately 160 metres east of where it is shown joining the Blessington Road at its southern end. This distributor road shall be completed prior to the occupation of any buildings on the site and details shall be submitted for the written agreement of the planning authority prior to the commencement of development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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FL 6/5/86001

SECOND SCHEDULE (CONTD.)

- (b) Full design details of this distributor road, terminal junctions with roundabouts, access junctions thereto and speed control features (such as access roundabouts) shall be submitted for the written agreement of the planning authority prior to the commencement of development.
- (c) Prior to commencement of development the developer shall consult with the planning authority and agree a revised internal road network which will discourage speeding and through traffic. All the above specified roads shall be constructed by the developer at the developer's own expense and to the requirements of the planning authority.

Reason: In the interest of the proper planning and development of the area.

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising improvement to Blessington Road) facilitating the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of seven years commencing on the date of this order.

To the extent that work on this road is carried out by the developer in agreement with the planning authority, the certified cost of such work can be offset against the contribution.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of works facilitating the proposed development.

3. The land within the site which fronts the Blessington Road and which will be required by Dublin County Council in connection with the carrying out of road improvement works shall be reserved free of development and shall be marked out on site in consultation with the planning authority before any development is commenced.

Reason:

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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PL 6/5/86001

SECOND SCHEDULE (CONT'D.)

4. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising provision of a 1200 cubic metres capacity reservoir and associated rising mains, pumphouse, pumps and distribution mains) facilitating the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of seven years commencing on the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of works facilitating the proposed development.

5. A detailed tree survey and a scheme of landscaping for the entire site including a proposed programme for such works shall be submitted to and agreed in writing with the planning authority prior to the commencement of development on site. This landscaping scheme shall include, inter alia, proposals for a substantial densely planted landscaping strip along the entire site boundary and along the proposed internal distributor road. The existing stream shall be rerouted along the side of the proposed north-south distributor road and shall be formed into a landscape feature.

Reason: In the interest of visual amenity.

6. The amenities of the new post-primary school and existing houses shall be protected by ensuring that any proposed buildings adjoining them will not cause disamenity by overshadowing, emission of noise or dust or other nuisance. Buildings in these locations shall be low in height.

Reason: In order to protect the amenities of the school and residences.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

FL 6/5/86001

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SECOND SCHEDULE (CONTD.)

7. The developer shall lodge with Dublin County Council a cash deposit or a bond of an insurance company or other security to secure the provision and satisfactory completion (including maintenance until taken in charge by the said Council) of the services (such as roads, footpaths, sewers, watermains, drains, open spaces and street lighting) required in connection with the proposed development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion (including maintenance as aforesaid) of any part of the said services. The form and amount of the security and the arrangements for lodgement of the security shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

Reason: To secure the satisfactory completion of the services required in connection with the proposed development.

8. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that has been incurred by the Council in the provision of water supplies and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of services that have facilitated the proposed development.

9. The water supply, foul drainage and stormwater drainage arrangements associated with the proposed development shall comply with the standards of Dublin County Council for such services and works.

Reason: In the interest of public health.

10. A specific user permission shall be obtained for each of the proposed units prior to occupation.

Reason: In the interest of the proper planning and development of the area.



Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 20th day of December 1991. Contd/...

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COMHAIRLE CHONTAE ÁTHA CLIATH
Record of Executive Business and Manager's Orders

PL 6/5/86001

AN BORD PLEANÁLA

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

County Dublin


Planning Register Reference Number: 91A/236

With regard to condition no. 7 the security is assessed at a bond or letter of guarantee in the sum of £800,000. or a cash lodgement in the sum of £500,000.

With regard to condition no. 8 the financial contribution towards cost of providing a public water and piped draining is assessed at £767,220.

With regard to condition no. 2 the contribution towards the provision of road improvement works is assessed at £639,350.

With regard to condition no. 4 the contribution towards the provision of works facilitating the proposed development is assessed at £192,000.

Order Noted: L.D.
Dated: 27 th JAN. 92
 Asst. COUNTY MANAGER
to whom the powers, duties and functions have been delegated by order of the Dublin City and County Manager.
Dated 10 th day of DECEMBER 1991

COMHAIRLE CHONTAE ATHA CLIATH

FIN ASS

REG. REF. 91A/0236

TO: G. Boothman,
Executive Planner.

RE: Proposed development works and services for industrial and
employment related development on approx. 46 ha. of land at
Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24.
This application includes an Environmental Impact Statement

I attach for your observations memo/letter dated 13th June, 1991 from
An Bord Pleanala.

Please reply before: 10th July, 1991

CMCM
for Principal Officer

DATED: 24 June 1991

OBSERVATIONS:

Lined area for observations, crossed out with a diagonal line. Handwritten text 'Decision Made' is written across the lines.

Signature of person making observations: _____ Countersigned: _____
(S.E.D.C.)

DATE: _____ DATE: _____

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,
Executive Planner.

REG. REF. 91A/0236

RE: Proposed development works and services for industrial and employment related development on approx. 46 ha. of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement

I attach for your observations memo/letter dated 13th June, 1991 from An Bord Pleanala.

Please reply before: 10th July, 1991

S.M. Mullen
for Principal Officer

DATED: 24 June 1991

OBSERVATIONS:

Further letter of 24th July

[Handwritten signature]

Signature of person making observations: _____

Countersigned: _____
(S.E.D.C.)

DATE: _____

DATE: _____

DUBLIN COUNTY COUNCIL

ENVIRONMENTAL IMPACT ASSESSMENT

Notice in accordance with Article 23 (2) of the Local Government (Planning and Development) Regulations 1990.

Dublin County Council on 20th May, 1991, has decided to grant planning permission in respect of the following application:

Planning Register Number: 91A/0236

Applicants Name & Address: Ballymore Homes Limited,
Ballymore Eustace,
Co. Kildare.

Development/Location: Development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants Ballymore Homes Ltd.

A. Smith,

Principal Officer.

24th May, 1991.

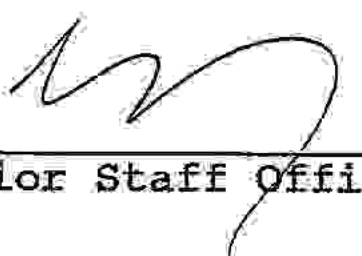
Ms. Mary Riordan,
General Purposes,
46/49 Upper O'Connell St.,
Dublin 1.

91A/0236

23 May 1991

RE: Public Notice for Irish Press on Friday, 24th May, 1991.

Please make arrangements to insert the attached public notice in the Irish Press for Friday, 24th May, 1991, under the heading "Public Notices".



Senior Staff Officer.

Order No. P/2117/91

767,220

COMHAIRLE CHONTAE ÁTHA CLIATH

CONTRIBUTION
Standard: 1000
Roads: 2637.35
3 Bars: 192,000
Open Space:
Other:

Record of Executive Business and Manager's Orders

Proposed development works and services for industrial and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

① Ronald J. Bergin, ^{② Gaulty May} Reg. Ref. 91A/0236
 Town Planning Cons., ^{Hunterstown} Appl. Rec'd: 25.02.91
 Saint Heliers, ^{Trichard} Mat.Cont.Notice dated: 15.03.91
 Stillorgan Park, ^{Sandyford} Floor Area:
 Blackrock, Co. Dublin ^{Co. Dublin} Site Area: 46 ha.
 Zoning:

SECURITY:
 Bond: £10,000
 Cash: 500,000

Report of the Dublin Planning Officer, dated May 10, 1991.

This application is for PERMISSION for development works and services for industrial and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

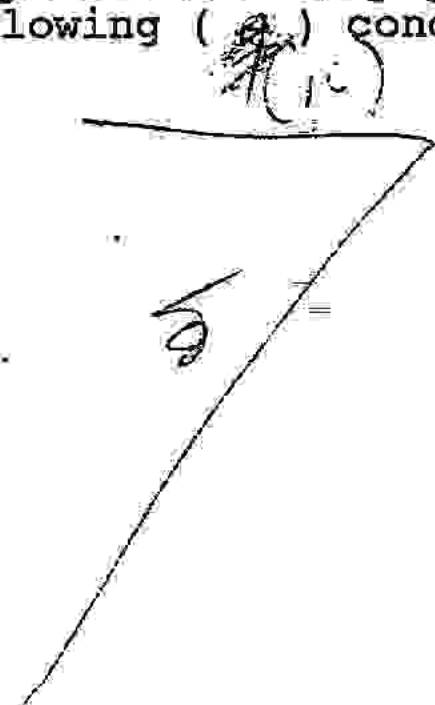
The site is in an area zoned in the County Development Plan 1983 - 'B', "to provide for the development of agriculture". In the Draft Development Plan Review the western portion of the site is proposed to be zoned 'E', Industrial, with the eastern portion 'A', Residential.

The proposal is a Material Contravention of the County Development Plan.

The procedures provided for in Section 39 of the Local Government (Planning and Development) Act, 1976, were initiated and the public notice of the Council's intention to consider deciding to grant Planning Permission was published in the Irish Press on 15 March, 1991.

At the County Council meeting held on 22 April, 1991 the attached report was noted and the necessary Resolution was passed directing that a decision to grant Planning Permission be made in respect of this application. Any grant of permission should be subject to the following (a) conditions:-

(SEE CONDITIONS OVER)



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed development works and services for residential and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

1. 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 be obtained, and all conditions of that approval be observed in the development.

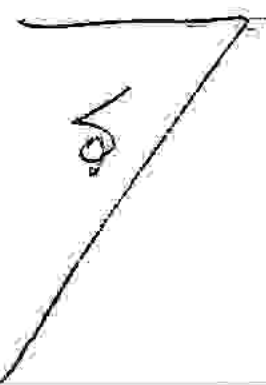
2. In order to comply with the Sanitary Services Acts, 1878-1964.

3. The following requirements of the Planning Authority to be complied with in the development:

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

(a) The main north-south distributor road to be realigned so as to tie into that proposed to service adjoining developments to the north of the site (i.e. Reg. Ref. 90A/2340) and a point approx. 160m. east of where it is shown joining the Blessington Road at its southern end. This distributor road to be completed prior to the occupation of any buildings on the site. Details to be submitted for the written agreement of the Planning Authority prior to commencement of development.

(b) Full design details of this distributor road, terminal junctions with roundabouts, access junctions thereto, speed control features (such as access roundabouts, etc.) to be submitted for the written agreement of the Planning Authority prior to the commencement of development.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed development works and services of a residential and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

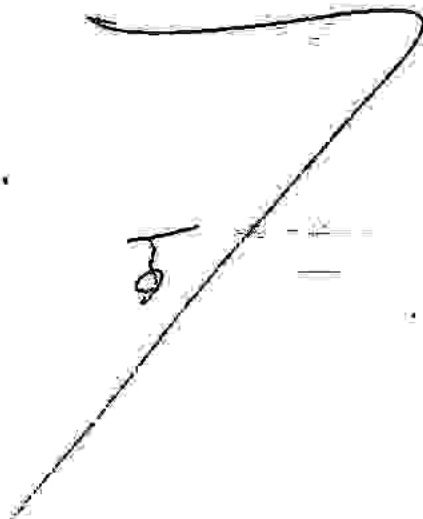
(c) Prior to commencement of development the applicant is to consult with the Planning Authority and agree a revised internal road network which will discourage speeding and through traffic. In this regard, the internal road network as shown on lodged plans is unsatisfactory in certain respects. All the above specified roads to be constructed by the applicant at his own expense and to the requirements of the Planning Authority.

4. Prior to commencement of development:
(a) a financial contribution in the sum of £639,350. (i.e. £5,000. per acre) to be paid by the proposer to the Dublin County Council towards the cost of road improvements to the Blessington Road which will be required to facilitate this development.

(b) That in addition to the contribution towards the improvement of the Blessington Road, applicant to cede, free of charge, to Dublin County Council, approximately 2.55 acres of land within the site which fronts the Blessington Road and which will be required for road improvement works.

4. To ensure that an adequate water supply and sewerage system to serve the site is provided.

Over

A large, stylized handwritten mark, possibly a signature or initials, consisting of a long diagonal stroke with a hook at the top and a small circle below it.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed development works and services including financial and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

5. The requirements of the Sanitary Services Department to be complied with in the development. In this regard the applicant is required to make a financial contribution in the sum of £142,000 to Dublin County Council towards the cost of provision of a 1200 cu.m. capacity reservoir and associated rising mains, pumphouse, pumps and distribution mains, which are necessary in order to provide an adequate water supply to the site. This contribution to be paid prior to the commencement of development on site.

5. To ensure that an adequate water supply and sewerage system to serve the site is provided.

6. A detailed tree survey and a satisfactory scheme of landscaping for the entire site including a proposed programme for such works shall be submitted to, and agreed in writing with the Planning Authority prior to the commencement of development on site. This landscaping scheme to include proposals for a substantial, densely planted landscaping strip along the entire site boundary and along the proposed internal distributor road. The existing stream to be rerouted along the side of the proposed north-south distributor road and to be formed into a landscape feature.

6. In the interest of visual amenity.

7. The amenities of the new post-primary school and existing houses to be protected by ensuring that any proposed buildings adjoining them will not cause disamenity by overshadowing, emission of noise or dust or other nuisance. Buildings in these locations should be low in height.

7. In order to protect the amenities of the school and residences.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed development works and services for residential and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

8. 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 for Roads, Open Spaces, Car parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £800,000. (eight 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 Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

OR.....

b. Lodgement with the Council of a Cash Sum of £500,000. (five hundred thousand pounds) 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. Lodgement 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 lodgement in any case has been acknowledged in writing by the Council.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed development works and services for industrial and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

9. That a financial contribution in the sum of £767,220. 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 of development on the site.

10. Before development commences the developer shall satisfy the Planning Authority that satisfactory arrangements have been made to ensure an adequate water supply.

9. 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.

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

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed development works and services for industrial and employment related development on approx. 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

CONDITIONS

REASONS FOR CONDITIONS

5

(RC/AC)

Endorsed:- [Signature]
for Principal Officer

Richard Cronin SEP.
For Dublin Planning Officer
10.5.91

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (10th) conditions set out above is hereby made.

Dated: 20 May, 1991.

K.O. Sullivan
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26 April, 1991.

PASSED

23/4

ITEM NO. 30 (g)

MATERIAL CONTRAVENTION OF THE COUNTY DEVELOPMENT PLAN 1983

Application for planning permission 91A/0236 for development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24 on behalf of the applicants Ballymore Homes Ltd. This application includes an Environmental Impact Statement.

REPORT:

Application Reg. Ref. 91A/0236 is an application for planning permission for a development described as full permission sought to development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townlands at Tallaght, Dublin 24. The application includes an Environmental Impact Statement and is submitted on behalf of Ballymore Homes Limited, whose interest in the site is stated to be 'contract to purchase freehold'.

The site is zoned in the Development Plan with the objective "to provide for new residential communities". The proposal would be a material contravention of the plan. At its meeting held on 26th February, 1991 the Dublin/Belgard District Committee recommended that the necessary procedures prior to making a decision to grant permission for the proposal should be initiated. Notice of the Council's intention appeared in the Irish Press on 15th March, 1991. Following that notice no representations have been received. Before that date a letter was received from the County Dublin Vocational Education Committee enclosing a letter from the Principal of the Jobstown Community College. A copy of both those letters is attached to this report.

The site has an area of 46 hectares i.e. some 114 acres and is part of a larger area zoned for residential development which has had the benefit of planning permissions over a period of many years. These lands which are commonly known as the Fortunestown lands are the major area in West Tallaght zoned for development and in private ownership. Their development largely ceased following the receivership of the Gallagher Group who had an interest in the land.

In the current Draft Review of the County Development Plan it is proposed to zone part of these overall lands for industrial development. The application, however, relates to lands which partly overlap and are partly further east than those proposed in the Draft Review proposals. The applicants stated that the proposals have been evolved to take account of:

1. The need to secure an appropriate balance of uses for the area.

2. The need to integrate development with the landscape and adjoining areas.
3. The provision of a suitable road network to serve the development proposed and provide adequate links to existing roads.
4. Provide an environment that will attract investment and result in improvements to the general quality of adjoining areas.
5. Provide for a range of employment possibilities from small scale enterprise units to the provision of sites attractive to larger enterprises.

and is being proposed to establish at an early date an employment related zone that would make a satisfactory contribution to the employment needs of the area.

It is considered by the applicant that the primary access to the site should be from the Blessington Road and should be sufficiently central to service lands to the east and west. The applicant considers that the location of the industrial site to the east is preferable on the basis that this area has less gradient to contend with and the area to the west is considered suitable for higher quality housing from higher ground and that the area to the west was capable of being developed as a new residential area as opposed to being an extension of existing developments.

The Roads Engineer has reported that the main north/south distributor road as shown requires to be realigned so as to relate satisfactorily to both the Blessington Road and to tie into that proposed to service adjoining developments to the north of the site for which the Planning Authority has directed that permission be granted (i.e. Lochbroom development). Alterations to the proposed internal road network will require to be made in consultation with the Roads Department. Extensive road improvements on the Blessington Road will be required and some major contributions by way of land provision and financial contributions will be required.

These contributions will be required to assist in the provision of essential road improvements which would also serve further development on the applicants lands.

The Roads Engineer has no objection in principle to the development proposals subject to the provision of these necessary improvements.

The Sanitary Services Engineer has reported that if development is to take place a major provision of a reservoir, pumphouse and distribution mains will be required. These are matters which can be dealt with by way of condition. The concerns expressed by the County Dublin Vocational Education Committee can also be dealt with by way of condition.

It is considered that this proposal will enhance employment opportunities in the West Tallaght area and will facilitate the further residential development of the area. Accordingly, it is recommended that the required resolution should be passed.

The file is available at the meeting.



County Dublin Vocational Education Committee
 Coiste Gairmoideachais Cho. Átha Cliath
 Main Road, Tallaght, Dublin 24. Telephone 515666 Fax 515296

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

Met in July/1991

Our Ref : JC/ST.

11th March, 1991.

91A/0035 }
 91A/0236 }

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: ~~510839~~ 525788
Principal: Ronan Connolly. Vice-Principal: Cynthia D. Fogarty.

5.3.91

Mr. J. Cronin,
C.E.O.,
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.





3rd May 1991.

CONFIDENTIAL

BALLYMORE HOMES LIMITED,
BALLYMORE EUSTACE,
CO. KILDARE, IRELAND.
TELEPHONE: (045)64164, 64445.
TELEFAX: (045)64478.

Albert Smith Esq.,
Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre,
Middle Abbey Street,
Dublin 2.

Re: 91A/0326.

Dear Mr. Smith,

Further to our recent meetings in regard to the development at Fortunestown, I have set out below our position.

When Ballymore entered into contracts to buy the former Gallagher lands from the receiver and the road reservation from Bardun Estates Ltd., we prepared a scheme which was submitted to the Planning Department for its views. Before submitting it we had some consultation with various departments of the County Council which led to the road pattern as shown on the drawings in the brochure and subsequently to the road pattern shown on the application referred to above.

Our whole concept of this scheme was based on

1. The availability of zoned land at reasonable rates.
2. A development period of ten years
3. Very heavy infrastructural costs up front in relation to the distributor roads, trunk, foul and surface water sewers, and water mains.
4. No special levies other than a contribution towards the improvement of the N81 as a single carriageway.

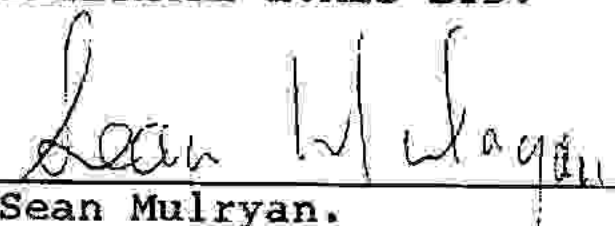
The first mention of a dual-carriageway and our contribution towards it was raised by John Henry with Bill Lacy at a meeting on Thursday the 18th April 1991. This came as a total shock and surprise to us as all our budgeting had been done on the basis of maximum road levies of one million pounds.

The industrial development will have to carry the very heavy infrastructural costs of distributor roads, trunk sewers and water mains. This is estimated at two and a half million pounds or £25,000.00 an acre on the industrial land. When you add £25,000.00 per acre acquisition costs i.e. charging all of Bardun Acquisition to the industrial land then add £10,000.00 per acre levies, it gives a total cost of £60,000.00 per acre for the industrial land. Our current selling price for the land is around £70,000.00 per acre.

Our price per acre is our only competitive edge having regard to the area. There is no doubt also, that our security costs are bound to be very high at the beginning in terms of security fencing and personnel. Accordingly, I would urge you to take the following points into account when assessing levies.

- (a) We are the first developer to attempt to re-enter this last piece of Tallaght new town since the Gallagher collapse.
- (b) We have to provide the trunk sewers and the roads to enable it to be opened up.
- (c) The industrial buildings will provide a substantial rates income to Dublin County Council.
- (d) The road pattern which has been shown on our drawings provides for access to the site from the outer ring road and the Blessington Road. The outer ring road re-joins the N81 at the Jobstown Inn which is the end of the dual-carriageway under the scheme approved by the Minister for the extension of the Tallaght by-pass.
- (e) We will cede to Dublin County Council land required for the dual-carriageway. The buildings on the site may have to be set back further due to noise.
- (f) We will contribute £1.04 million to the N81 improvement as a levy over the entire site at £4,000.00 per acre. This together with the standard levy would result in a payment of £10,000 per acre to Dublin County Council.
- (g) The development of this site is not viable if it has to bear the cost of a dual-carriageway.
- (h) We have completed the purchase of 35 acres road reservation from Bardun Ltd.
- (i) We are due to complete the purchase of the former Gallagher lands in August which would not allow us time to appeal against levies.

Yours faithfully,
BALLYMORE HOMES LTD.


Sean Mulryan.

Mr. R. Cremins,
Senior Executive Development Controller.

91A/0236

24 April 1991

RE: Proposed development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

Material Contravention was passed at the adjourned County Council Meeting held on Monday, 22nd April, 1991.

The decision to grant permission must now be made.

Please let me have your recommendation as early as possible.



Senior Staff Officer.

PASSED

AA 23/4

ITEM NO. 30 (a)

MATERIAL CONTRAVENTION OF THE COUNTY DEVELOPMENT PLAN 1983

Application for planning permission 91A/0236 for development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24 on behalf of the applicants Ballymore Homes Ltd. This application includes an Environmental Impact Statement.

REPORT:

Application Reg. Ref. 91A/0236 is an application for planning permission for a development described as full permission sought to development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townlands at Tallaght, Dublin 24. The application includes an Environmental Impact Statement and is submitted on behalf of Ballymore Homes Limited, whose interest in the site is stated to be 'contract to purchase freehold'.

The site is zoned in the Development Plan with the objective "to provide for new residential communities". The proposal would be a material contravention of the plan. At its meeting held on 26th February, 1991 the Dublin/Belgard District Committee recommended that the necessary procedures prior to making a decision to grant permission for the proposal should be initiated. Notice of the Council's intention appeared in the Irish Press on 15th March, 1991. Following that notice no representations have been received. Before that date a letter was received from the County Dublin Vocational Education Committee enclosing a letter from the Principal of the Jobstown Community College. A copy of both those letters is attached to this report.

The site has an area of 46 hectares i.e. some 114 acres and is part of a larger area zoned for residential development which has had the benefit of planning permissions over a period of many years. These lands which are commonly known as the Fortunestown lands are the major area in West Tallaght zoned for development and in private ownership. Their development largely ceased following the receivership of the Gallagher Group who had an interest in the land.

In the current Draft Review of the County Development Plan it is proposed to zone part of these overall lands for industrial development. The application, however, relates to lands which partly overlap and are partly further east than those proposed in the Draft Review proposals. The applicants stated that the proposals have been evolved to take account of:

- "1. The need to secure an appropriate balance of uses for the area.

2. The need to integrate development with the landscape and adjoining areas.
3. The provision of a suitable road network to serve the development proposed and provide adequate links to existing roads.
4. Provide an environment that will attract investment and result in improvements to the general quality of adjoining areas.
5. Provide for a range of employment possibilities from small scale enterprise units to the provision of sites attractive to larger enterprises."

and is being proposed to establish at an early date an employment related zone that would make a satisfactory contribution to the employment needs of the area.

It is considered by the applicant that the primary access to the site should be from the Blessington Road and should be sufficiently central to service lands to the east and west. The applicant considers that the location of the industrial site to the east is preferable on the basis that this area has less gradient to contend with and the area to the west is considered suitable for higher quality housing from higher ground and that the area to the west was capable of being developed as a new residential area as opposed to being an extension of existing developments.

The Roads Engineer has reported that the main north/south distributor road as shown requires to be realigned so as to relate satisfactorily to both the Blessington Road and to tie into that proposed to service adjoining developments to the north of the site for which the Planning Authority has directed that permission be granted (i.e. Lochbroom development). Alterations to the proposed internal road network will require to be made in consultation with the Roads Department. Extensive road improvements on the Blessington Road will be required and some major contributions by way of land provision and financial contributions will be required.

These contributions will be required to assist in the provision of essential road improvements which would also serve further development on the applicants lands.

The Roads Engineer has no objection in principle to the development proposals subject to the provision of these necessary improvements.

The Sanitary Services Engineer has reported that if development is to take place a major provision of a reservoir, pumphouse and distribution mains will be required. These are matters which can be dealt with by way of condition. The concerns expressed by the County Dublin Vocational Education Committee can also be dealt with by way of condition.

It is considered that this proposal will enhance employment opportunities in the West Tallaght area and will facilitate the further residential development of the area. Accordingly, it is recommended that the required resolution should be passed.

The file is available at the meeting.



County Dublin Vocational Education Committee
 Coiste Gairmoideachais Cho. Átha Cliath
 Main Road, Tallaght, Dublin 24. Telephone 515666 Fax 515196

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

West as only/dep.

Our Ref : JC/ST.

11th March, 1991.

91A/0035 }
 91A/0236 }

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: ~~510839~~ 525788
Principal: Ronan Connolly. Vice-Principal: Cynthia D. Fogarty.

5.3.91

Mr. J. Cronin,
C.E.O.,
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.



DUBLIN COUNTY COUNCIL

REG. REF: 91A/236.
LOCATION: Fortunestown, Jobstown, Tallaght.
APPLICANT: Ballymore Homes Ltd.
PROPOSAL: Dev. works and services for industrial and employment related development on approximately 46 hectares.
DATE LODGED: 25.2.91.

This application supersedes 91A/35 of 15.1.91 which we understand was withdrawn.

Following discussion on 5/4/91 with the Planning Department, Roads Department's Report is as follows:-

1. The main north-south distributor road shown requires to be realigned so as to tie into that proposed to service adjoining developments to the north of the site (refer to 90A/2340), and a point approximately 160m east of where it is shown joining the Blessington Road at it's southern end.
2. Full design details of this distributor road, terminal junctions with roundabouts, access junctions thereto, speed control features (such as access roundabouts, etc.) must be submitted for approval by Dublin County Council.
3. The internal road network shown is unsatisfactory in that it will tend to attract traffic extraneous to the proposed development itself. Roads Department would be anxious that the internal roads network be viewed within the context of and be compatible with the objectives of the overall districts' road network being developed to service proposed developments surrounding this site. The applicant should be invited to consult with the Roads Department to agree a revised internal road network more suited to serving his site's more immediate traffic requirement without attracting extraneous traffic from the primary route network planned for this area.
4. Extensive road improvements on the Blessington Road will be required to facilitate this development. These may be summarised as follows:-

(a) Dual carriageway from the revised southern access point of the distributor road mentioned in (1) above to the junction of Blessington Road and Mount Seskin Road.

i.e. 950 metres - Const. Est. Cost £ 1,425,000.00

(950mx24m) 5.63 Acres - Land Costs - 563,000.00

Total: £ 1,988,000.00

Contd./..

(b) Dual carriageway from Mount Seskin Road junction to the junction with Fortunestown Road

i.e. 750 metres - Const. Est. Cost £ 1,125,000.00

(750mx24m) 4.45 Acres - Land Costs 445,000.00

Total: £ 1,570,000.00

(c) Improvement/Realignment of a short stretch of the Blessington Road, in single carriageway, southwest of the proposed Distributor Road/Blessington Road junction

i.e. 350 metres - Const. Cost Est. £ 280,000.00

(350mx17m) 1.47 Acres - Lands Costs £ 147,000.00

£ 427,000.00

(d) Summary of costs of (a), (b) and (c)

Total Road Works and Land Purchase = £ 3,985,000.00

(5) With Dublin County Council previously planning to constructing (b) above in single carriage width, the following should be deducted from the above

i.e. 750 metres - Const. Cost Est. £ - 600,000.00

(750mx7m) 1.3 Acres - Land Costs £ = 130,000.00

£ 730,000.00

(6) A further deduction would arise if the applicant cedes the land fronting his site on Blessington Road for the dual carriageway construction. An approximate value of this strip, (430mx24m) 2.55 Acres may equate to £255,000. This may be subject to negotiation.

(7) Thus total deductions would approximate to £1,000,000, leaving a total Road Contribution being sought of £2,985,000. This would equate to £26,270 per acre for the 46 hectares covered by this application or £11,480 per acre for the 105 hectares comprising the applicants entire holding.

(8) Roads Department have no objection in principle to the development proposed other than the comments above. However, in view of the major impact such a large development will have on the generation of greatly increased traffic flows, Roads Department feel the works itemised above are essential to properly service the development and avoid the creation of a serious traffic hazard. It is considered reasonable that the applicant be required to contribute to the provision of these improvement works.

C. B. Mick

5/4/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/236.

LOCATION: Fortunestown, Jobstown, Tallaght.

APPLICANT: Ballymore Homes Ltd.

PROPOSAL: Dev. works and services for industrial and employment related development on approximately 46 hectares.

DATE LODGED: 25.2.91.

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i.e. 950 metres - Const. Est. Cost	£ 1,425,000.00
(950mx24m) 5.63 Acres - Land Costs	563,000.00
	Total: £ 1,988,000.00

Contd./..

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 i.e. 750 metres - Const. Est. Cost £ 1,125,000.00
 (750mx24m) 4.45 Acres - Land Costs 445,000.00
 Total: £ 1,570,000.00

(c) Improvement/Realignment of a short stretch of the Blessington Road, in single carriageway, southwest of the proposed Distributor Road/Blessington Road junction
 i.e. 350 metres - Const. Cost Est. £ 280,000.00
 (350mx17m) 1.47 Acres - Lands Costs £ 147,000.00
 £ 427,000.00

(d) Summary of costs of (a), (b) and (c)
 Total Road Works and Land Purchase = £ 3,985,000.00

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 i.e. 750 metres - Const. Cost Est. £ 600,000.00
 (750mx7m) 1.3 Acres - Land Costs £ 130,000.00
 £ 730,000.00

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G. B. Mick

5/4/91

Mr. W. Murray,
Deputy Dublin Planning Officer.

91A/0236

19 March 1991

RE: Proposed development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

I should be obliged if you would have a report prepared on the attached planning application 91A/0236 for the Meeting of the County Council to be held on the 8th April, 1991. Would you please arrange also to have slides prepared on this planning application.

It has already been agreed with you that typed reports on Section 4 and Material Contravention Items would be available for discussion at the Monday Morning Development Control Meeting prior to the County Council Meeting day.

Therefore the report in this case should be submitted by 26th March, 1991, to enable it to be typed in advance of the Development Control Meeting which will be held on Tuesday, 2nd April, 1991, at 10.00am.



Senior Staff Officer.

Ballymore Home

Register Reference : 91A/0236

Date : 11th March 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

Refusal recommended. Proposal premature pending construction of reservoir (1200 cum capacity) and associated rising main pump house, pumps and distribution mains, budgeted price of £0.8m. The elevation of the portion of this site above 122m prevents it being supplied by the only alternative source in the area which is Saggart Reservoir with an elevation of 142m.

James J. O'Leary 5/4/91

ENDORSED McClaur DATE _____

5/4/91

Mr. T. McManus,
Administrative Officer.

Reg. Ref. 91A-0236

11 March 1991

Re: Newspaper Notice in Irish Press dated 11th March, 1991.

I refer to my memo of 7th March, 1991, in connection with the above (copies attached).

The published notice incorrectly refers to '16 hectares'. However, the correct area is '46 hectares'.

In the circumstances, I should be obliged if you would arrange to have a corrected notice inserted in the Irish Press on 14th March, 1991.

Senior Staff Officer.

*I-Press 14/3/91
Notice inserted
Dated 11/3/91*

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ADELPHI: from tomorrow
THE EXORCIST / BLUE

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PROG. INFO 731161	PROG. INFO
PROGRAMMES BEFORE 8 PM: £2.50, CHILDREN UP TO 14 YEARS & ANYTIME, ANYDAY, AFTER 5 PM: ADULTS £3.00. FOR PARTY BOOKINGS ENQUIRIES TO THE DUTY MANAGER	
1 FRANCIS FORD COPPOLA'S	1 SEDUCTIVE
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2 SEAN CONNERY / MICHELLE YEOFFER	2 SCHWARZER
THE RUSSIA HOUSE Prog: 2.40, 5.20, 8.05, (15s)	3 MEL GIBSON
3 GENE HACKMAN / ANNE ARCHER	3 AIR AM
NARROW MARGIN Prog: 2.25, 4.30, 6.35, 8.40, (Gen)	4 A MARTIN SCORSESE
4 EXPERIENCE OF A LIFETIME	4 Good
GHOST 5 OSCAR NOMINATIONS Prog: 2.30, 5.10, 7.55, (15s)	6 OSCAR NOMINATIONS Prog: 2.15, 5.00

THE ABBEY
 The National Theatre
NOW BOOKING 8 p.m.

Opening Tues. 19th March
 Low Price Previews from
 Thurs. 14th March

**TOM MURPHY'S
 THE GIGLI CONCERT**
 with INGRID CRAIGIE,
 TONY DOYLE and TOM HICKEY
 Directed by PATRICK MASON

PEACOCK NOW BOOKING

Previews from Tues. 19th March
 Opens Mon. 25th March

ULLALOO
 A new play by MARINA CARR
 Directed by DAVID BYRNE

BOOKING 787222
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COMING

1 **CYBER**
 JEAN PAUL
 French Dialog
 2.15, 5.10, 8.15

2 **AN AT M**
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 2.05, 4.10, 6.20, 8.30

the Gate
 Nightly at 8.00pm

LAST TWO WEEKS

OUR COUNTRY'S GOOD

by Timberlake Wertenbaker
 Directed by Joe Dowling

Opening Tuesday 5th April
 with low price previews
 from Thursday 4th April

William Shakespeare's
ROMEO and JULIET
 Directed by Alan Stanford

NOW BOOKING 744045
CREDIT CARDS 746042

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SAVOY ADMISION PRICES: DAILY £2 / LAST SHOW £4 / LATE SHOW £4 - ALL CINEMAS

DO DOLBY STEREO IN ALL CINEMAS BEST SEATS BOOKABLE PHONE 746000 1p.m. - 7p.m. VISA/ACCESS PROG: 2.05 4.15 6.20 8.40 SUN: 3.15 5.45 8.15 GEN <i>Three Men and a Little Lady</i>	SCREEN AT COLLEGE STREET BEST SEATS BOOKABLE PHONE 746000 1p.m. - 7p.m. VISA/ACCESS PROG: 2.30 5.25 8.20 grifters	SCREEN O'CONNELL BRIDGE BEST SEATS BOOKABLE PHONE 746000 1p.m. - 7p.m. VISA/ACCESS PROG: 2.10 5.10 8.00 SUN: 3.00 6.00 18s <i>The Sheltering Sky</i>
PROG: 2.05 4.15 6.20 8.40 SUN: 3.15 5.45 8.15 PACIFIC HEIGHTS	PROG: 2.25 5.15 8.05 SUN: 3.15 8.15 AVALON	PROG: 2.20 5.40 8.20 U12s occ SATURDAY: 5.40 8.20 SUNDAY: 8.00 THE FIELD
PROG: 2.05 4.15 6.20 8.40 SUN: 3.15 5.45 8.15 GEN HOME ALONE	PROG: 2.25 5.30 8.25 SAT: 5.30 8.25 SUN: 8.15 SAT: 2.25 SUN: 3.00 5.25 REVERSAL OF FORTUNE , ARACHNOPHOBIA	MATS SATURDAY: 2.00 4.00 SUNDAY: 3.00 THE LITTLE MERMAID
PROG: 2.10 4.20 6.25 8.30 SUN: 3.00 5.30 8.15 POSTCARDS FROM THE EDGE	PROG: 2.25 5.20 8.15 SUNDAY: 3.15 8.15 18s MILLER'S CROSSING	

LATE SHOW 11.15 SAT THREE MEN & A LITTLE LADY/PACIFIC HEIGHTS/REVERSAL OF FORTUNE

PLAZA Janelle Shopping Centre 8.15 NARROW MARGIN COMING FRI 8.15 <i>Three Men and a Little Lady</i>	8.15 STALLONE ROCKY V free supervised car park	STELLA Rathmines LATES FRI/SAT BLUES BROS 6.30 8.30 NARROW MARGIN FRI 6.15 8.45 "EXHILARATING" CYRANO BERGERAC	6.30 8.30 MERYL STREEP FRI 6.15 8.45 "EXHILARATING" POSTCARDS FROM THE EDGE
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FORUM 809574 8.15 & Lates Fri/Sat 11 the FIELD 8.15 ENDS TONIGHT THE RUSSIA HOUSE FRI 8.15 & Lates FRI/SAT 11 <i>Three Men and a Little Lady</i> MATS SAT/SUN/MON 3 MEN & A LITTLE LADY ARACHNOPHOBIA	ORMONDE Stillorgan 831144 6.15, 8.45 & Lates Fri/Sat 11 (15s) REVERSAL OF FORTUNE 6.15, 8.45 & LATES FRI/SAT 11 ENDS MON kindergarten COP 8.45 & LATES FRI/SAT 11 (18s) MILLERS CROSSING 6.15 (15s) PATRICK SWAYZE TUES 8.45 (15s) TUES 6.15 (18s) RUSSIA HOUSE Betty Blue MATS SAT/SUN/MON 1.45 & 4.00 NEVER ENDING STORY II 2.00 & 4.00 LITTLE MERMAID 1.45 KINDERGARTEN COP
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CLASSIC PBS 973699 LAST 6.15-8.40: THE RUSSIA HOUSE Sean Connery (15) 975324 DAY 8.40: Julia Roberts FLATLINERS (15) Fri. Children £1.50 4.0, 6.30, 9.0. Sat., Sun., Mon. 1.45, 4.15, 6.30, 9.0 THREE MEN AND A LITTLE LADY	Fri. Children £1.50 4.0, 9.0. Sat., Sun., Mon. 1.0, 3.45 The highest grossing comedies ever HOME ALONE	8.15 daily Patrick Swayze, Demi Moore 5 Oscar nominations GHOST	Sat., Sun., Mon. Disney's THE LITTLE MERMAID
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BRAY ROYAL TWINS [EXHIBITION] 6.15 TOM SELLECK, STEVE CUTTENBERG & TED DANSON FRI 6.15 8.45 <i>Three Men and a Little Lady</i>	6.15 MELANIE GRIFFITH MICHAEL KEATON PACIFIC HEIGHTS
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G.R.A.N.D. FAIRVIEW .332454
Prog. 8.15; Feat. 8.30 (U.12s acc.)
THE FIELD
Early evening show 6pm: Fri/Sat/Sun/Mon

Weekend Matinees
Sat, Sun and Mon
2 pm LITTLE MERMAID
4pm NEVER ENDING STORY II
All seats £1.50

Andy Lunden
343 PUBLIC NOTICES
Pave
14/3/91

DEVELOPMENT CONTROL
TAMAR 1994

343 PUBLIC NOTICES

Dublin Corporation

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990

NOTICE is hereby given that THE RIGHT HONOURABLE THE LORD MAYOR ALDERMEN AND BURGESSES OF DUBLIN (hereinafter referred to as the "local authority") in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act, 1990 intend to acquire compulsorily under the said Act the derelict site described hereunder. A Map of the said derelict site has been deposited at City Hall, Cork Hill in the City of Dublin and may be inspected there during office hours. Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before the 15th day of April, 1991, submit to the local authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the local authority at City Hall, Cork Hill in the City of Dublin. The Derelict Sites Act, 1990 provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the local authority without the consent of the Minister for the Environment.

DESCRIPTION OF DERELICT SITE PROPOSED TO BE ACQUIRED

ALL THAT AND THOSE the premises No. 249 Clontarf Road in the City of Dublin consisting of a two storey derelict dwellinghouse with garden at front and at rear, is bounded on the South by the back of the public footpath on the northern side of Clontarf Road; on the East by the western boundary of premises No. 250 Clontarf Road; on the West by the eastern boundary of Premises No. 248 Clontarf Road; on the North by a laneway leading from Conquer Hill Road and which runs at the rear of premises Nos. 244 to 252 (inclusive) Clontarf Road.

Dated this 7th day of March 1991.
D. BYRNE
Assistant City Manager

AN BORD PLEANALA
Local Government (Planning & Development) Acts, 1963 to 1990
Local Government (Planning & Development) Regulations, 1990
(S.I. No. 25 of 1990)
GALWAY COUNTY BOROUGH
Environmental Impact Statement
Planning Register Reference Number: 884/90
PL 61/5/85093

NOTICE is hereby given pursuant to Article 30(1) of the above Regulations that an Environmental Impact Statement has been received by the Board in accordance with Article 24 of the said Regulations in respect of an appeal by the Lower Salthill Residents Association and by Gerard McGarry Limited and Callaghan Luxury Housing Limited for the erection of 187 residential units consisting of townhouses and apartments, tennis court, ESB substations and associated roads and services and for site development works only for 39 detached houses at Doctor Colohan Road, Whitestrand Avenue and Gratian Road, Lower Salthill, Galway.

The Environmental Impact Statement will be available for inspection and purchase during office hours at the offices of the planning authority at City Hall, College Road, Galway and at the offices of An Bord Pleanala, Floor 3, Blocks 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1, Telephone 1611 728011.

Submissions or observations may be made to the Board in relation to the effects on the environment of the development and should be received by the Board not later than 28 days after the date of this notice. Submissions or observations made to the Board should be accompanied by a fee of £15 except in respect of parties to the appeal, persons who have already paid a fee in accordance with Article 23 of the Local Government (Planning and Development) (Fees) Regulations, 1984 (S.I. No. 359 of 1984) or a body referred to in Article 22 of the said Regulations.

SECRETARY:
Date: 14th March, 1991.

comhairle chontae
acha diach

DUBLIN COUNTY COUNCIL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1990

MATERIAL CONTRAVENTION OF THE DEVELOPMENT PLAN FOR COUNTY DUBLIN

Reference No. in Register: 91A/0236
NOTICE is hereby given pursuant to Section 26(3) of the Local Government (Planning and Development) Acts, 1963, as amended by Section 39 (d) of the Local Government (Planning and Development) Act, 1976 that Dublin County Council intend to consider deciding to grant permission for:—

"Development works and services for industrial and employment related development on approximately 46 hectares of land at Fortinstown, Jobstown, Gibbons Townland at Tallaght, Dublin 24 on behalf of the applicants Baltimore Homes Ltd. This application includes an Environmental Impact Statement."

Such development would contravene materially the Development Plan referred to above. Particulars of the development proposed may be inspected at the Council's Planning Office, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours. Any objections or representations received not later than twenty-one days after the 11th March, 1991 will be duly considered by the Planning Authority.

A. SMITH,
Principal Officer.
Date: 11 March, 1991.



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

Mr. T. McManus,
Administrative Officer,
General Purposes,
46/49 Upper O'Connell St.,
Dublin 1.

Our Ref. GH/CM
Your Ref.
Date 15 March 1991

For Attention of Ms. Maura Halpin.

RE: Material Contraventions of the County Development Plan.

Please arrange to have the following items listed for the County Council Meeting to be held on the 8th April, 1991, under the above heading:-

- (1) Reg. Ref. No. 91A/0236 - Application for planning permission 91A/0236 for Development Works and Services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24 on behalf of the applicants Ballymore Homes Ltd. This application includes an Environmental Impact Statement.
- (2) Reg. Ref. No. 90A/1516 - Application for planning permission 90A/1516 for 501 houses and a new District/Local Distributor Road, and outline planning permission for a Hotel comprising 100 bedrooms, Restaurant/Coffee Dock, Kitchen/Storage, Function/Conference Rooms, Bar, Reception and dry leisure facilities all on lands to the west of Jugback Lane, Swords, Co. Dublin, for Nosaka Limited.

Contd/.....

- (3) Reg. Ref. No. 90A/2250 - Application for outline planning permission 90A/2250 for 155 no. 2 storey houses on lands east of Grove Road and north of proposed Coolmine/Snugboro Road Reservation as shown on the Development Plan for Messrs. Snugboro Ltd. and Messrs. Ashgrove Estates Ltd.
- (4) Reg. Ref. No. 91A/0048 - Application for planning permission 91A/0048 for Office Accommodation, Warehouse, Diesel Storage and vehicle parking at Ballough Cross, Lusk, for Serlby Company Ltd.
- (5) Reg. Ref. No. 90A/2300 - Application for planning permission 90A/2300 to develop lands for housing at Braemor, Balbriggan, with entrance off Flemington Lane, for S. McKenna.
- (6) Reg. Ref. No. 90A/2206 - Application for planning permission 90A/2206 for Warehouse of approximately 600sq. metres at Nevinstown West, Swords, for T. Gammell.
- (7) Reg. Ref. No. 90A/1920 - Application for planning permission 90A/1920 for Petrol Filling Station, including shop for the sale of goods associated with the motor trade, car wash and courtesy services, canopy, identification sign, emergency breakdown towing and repairs facilities, off-street parking, boundary and landscaping improvements, closing up of two existing vehicular access points, together with all ancillary and related works/uses at 1.4 acre site, at Belgard Road, (townland of Belgard), for Luke Lawlor.



Senior Staff Officer.

Dublin County Council Comhairle Chontae Atha Cliath

Planning Department

FAX TRANSMISSION



Blod 2, Ionad Bheithiú, 100,
 Block 2, Irish Life Centre,
 Sraid na Mainistreacha,
 Lower Abbey Street,
 Baile Atha Cliath 1,
 Dublin 1,
 Telephone: (01) 724755
 Fax: (01) 724896

TO:

T Mc Manus G.P.

DATE:

11/3/91

FROM:

G Hayden

RE:

Newspaper Notice

NO. OF PAGES

4

(Incl. cover sheet)

COMMENTS

ce. 7.10
 11.00 —
 2.00 —
 5.05 —
 Alan Dell
 Humphrey
 a. — Jazz
 the Night

 gence of
 7.00 —
 proposers
 s. Ravel.
 1.00 —
 2.005 —
 inductor.
 ainly for
 7.30 —
 — BBC
 10.00 —
 ws. 11.35
 School

 News
 rayer for
 in 4. 8.43
 — News.
 10.30 —
 11.00 —
 12.0 —
 12.55 —
 The
 Woman's
 1.30 —
 Forecast.
 6.30 —
 Archers.
 Monday
 9.15 —
 Tonight.
 ht. 10.45
 id Radio
 2.30 a.m.

 Morning
 10.40 —
 Drivers.
 ort. 2.05
 3.30 —
 — Sport.
 7.20 —
 ow. 8.05
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 — The

 — 8.40 —
 ay. 7.00
 g Extra
 12.00 —
 ask. 1.32
 a Ulster
 kes. 4.02
 Business
 Ulster
 s. Break
 Tonight.
 Radio 2.

15th March). Class will be held
 in Dublin
LADY SHAPES Personal develop-
 ment Programme. Including
 skin/hair care, deportment,
 dress sense & colour co-
 ordination, interview Tech-
 niques etc. Next course,
 Commencing Tuesday 19th
 March '91. Tel. 920121.
STUDY AT HOME Private postal
 tuition for Leaving and Inter
 Cert. Also many Adult training &
 career Courses. Free Brochure:
 Kilroy's College, Cambridge Rd.,
 D.4. 01-689562

174 HAIRDRESSING

HAIR STYLIST and Juniors
 required for Southside Salon.
 Please ring 877135 10-5p.m.
SECOND, THIRD and fourth year
 stylist required for hairdressers,
 Dublin 8 area. Ph. 335166.

343 PUBLIC NOTICES



DUBLIN COUNTY COUNCIL

**LOCAL GOVERNMENT
 (PLANNING AND
 DEVELOPMENT) ACTS, 1963-1990
 MATERIAL CONTRAVENTION
 OF THE DEVELOPMENT PLAN
 FOR COUNTY DUBLIN**

Reference No. in Register:
 91A/0235
NOTICE is hereby given pursuant
 to Section 25(3) of the Local
 Government (Planning and
 Development) Acts, 1963, as
 amended by Section 35(4) of the
 Local Government (Planning and
 Development) Act, 1978 that Dublin
 County Council intend to consider
 deciding to grant permission for:—

M
 W
 46

"Development works and
 services for industrial and
 employment related
 development on approximately
 18 hectares of land at
 Fortunestown, Jobstown,
 Gibbons Townland at Tallaght,
 Dublin 24 on behalf of the
 applicants Ballymore Homes
 Ltd. This application includes
 an Environmental Impact
 Statement.

Such development would
 contravene materially the
 Development Plan referred to
 above. Particulars of the
 development proposed may be
 inspected at the Council's Planning
 Office, Irish Life Centre, Lower
 Abbey Street, Dublin 1, during
 office hours. Any objections or
 representations received not later
 than twenty-one days after the 11th
 March, 1991 will be duly considered
 by the Planning Authority.

A. SMITH,
 Principal Officer,
 Date: 11 March, 1991.

Sealed tenders endorsed
 "Tenders for Cleaning" should
 be delivered on or before noon
 Monday 25th March, 1991, to
 Chief Executive Officer, P.O.
 Box 41A, 1 James's Street,
 Dublin 8.

HOLIDAY GUIDE

WATERSIDE COTTAGES Dromla-
 ner, New 3 bed self catering on
 Lough Derg. Fishing, sailing,
 tennis, golf, Trident Hol. Homes.
 01/683534.

BELFAST

DUBLIN/BELFAST by Bus
 Eireann. 3 Departures daily,
 twice on Sunday. £9 midweek
 return. £11 monthly return. For
 information call 366111.

CLARE

BALLYVAUGHAN VILLAGE bun-
 galow sleeps 7. 01-6286144.
FREE FREE FREE Lobster,
 salmon, steak, wine, free with all
 catering groups booked, all
 enquiries to Tel 065 81385 or
 Fax 065 81417.

LISCANNOR Hol. Homes. 3 bed,
 self catering in Village. 3 mls
 Lahinch. Golf, fishing, beach,
 Trident Hol. Homes. 01/683534.

CORK

CLONAKILTY renovated cottage.
 Idyllic Sea Position. 023 40819
CLONGIBBON HOUSE Mitchels-
 town. 2 nights B&B plus 1
 dinner £45 net. per person. For
 St. Patricks and Easter Weekend.
 Weekend entertainment avail-
 able free. Tel. 025-24116 or
 24288.

GLANDORE/LEAP farmhouse
 sleeps 8, apartment sleeps 2/4,
 all amenities, close to beaches,
 available now. Tel 028-35178 or
 028-33226.

HOUSE TO LET on sea front. 3
 bed rooms, boating and fishing
 facilities available. West Cork.
 Ph. 028-38279

DONEGAL

COTTAGE TO LET beside the sea,
 all mod. cons. Also mobile home.
 Ph. 075-44114

FANAD PENINSULA Cottage.
 £100 per week. Summer and
 Autumn from May onwards.
 Phone (01) 852075

PORTSALON cottage to let from
 Easter. c.h. sleeps 8, everything
 supplied. Write Patrick Friol,
 Ardglass, Portsallon or Ph
 Dublin 451069 after 6 pm.

TOW HOLIDAY HOUSES
 Rosses/Dungloe/Killybegs town
 sleeps 6. Tel 075-42124.

MAYO

WESTPORT house
 to let from 1st. Ph. 098-26812

SLIGO

BEAUTIFUL SLIGO for St.
 Patricks and Easter weekend.
 Stay at the Castle Hotel,
 Ballymoate. 3 nights B & B plus
 2 dinners £55 p.p. sharing.
 Entertainment both weekends.
 Ph. 071-83342.
1 BEDROOMED house to let from
 June to end Sept. Ph. 071/45593.

WATERFORD

TRAMORE 3 bedroom bungalow,
 sleeps 4, beside beach. May-Aug.
 Ph. 051-86918

WEXFORD

ABIDE A WHILE 'inn' Style in
WHITES HOTEL, Wexford. Glory
 in "Candlelight Dining" "Open
 Fires" "Good Music & Company"
 "2 B&B, 1 dinner for ONLY
 £59.50 pps. Tel. Anna 053-22311
 / 23034.

MORRISCASTLE Kilmuckridge,
 bungalow and chalet to let. St.
 Patricks/Easter w/e - Summer
 season. 033-30131

CONNEMARA

CLIFDEN HOUSE to let for
 details. Tel 095-21731 after 9pm.

IRELAND

A GREAT BREAK AT EASTER
 Spend 3 nights hotel B&B in
 Lisdoonvarna. Enjoy the crack
 with a group of 18-35's. Return
 coach from Dublin. £69.
 Futroek, O'Connell Bridge. Tel.
 733633.

A HOLIDAY BREAK for £27!
 Choose from 24 Mini-Holidays
 with Bus Eireann Breakaways.
 Price includes return travel from
 anywhere on the Expressway
 Bus routes and B&B in a chosen
 hotel. Extra nights only \$19.
 Phone 366111 or contact your
 local Bus Eireann Office or
 Travel Agent.

IRISH COTTAGE Hol. Homes
 Assoc. Self catering Accomma-
 dation in 44 locations in Ireland.
 Ph. 058/42416 for Free Col
 Brochure.

IRISH COTTAGE Hol. Homes
 Assoc. Self catering Accomma-
 dation in 44 locations in Ireland.
 Ph. 058/42416 for Free Col
 Brochure.

WESTMEATH

QUIET COTTAGE in Deer Park on
 shores of Lough Owel, sleeps 5,
 boat free. Tel 044-71117.



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

Mr. T. McManus,
Administrative Officer.

g p Section

Reg. Ref. 91A-0236

11 March 1991

Re: Newspaper Notice in Irish Press dated 11th March,
1991.

I refer to my memo of 7th March, 1991, in connection with the
above (copies attached).

The published notice incorrectly refers to '16 hectares'.
However, the correct area is '46 hectares'.

In the circumstances, I should be obliged if you would arrange
to have a corrected notice inserted in the Irish Press on
14th March, 1991.

G. J. O'Connell
Senior Staff Officer.

T. McManus,
Administrative Officer,
General Purposes,
46/49 Upper O'Connell St.,

Reg. Ref. 91A/0236

7 March 1991

Re: Material Contravention of the Development Plan.

Please arrange to have the attached public notice inserted in the Irish Press for the 11th March, 1991, under the heading "Material Contravention".



Administrative Officer.

Encl.

For charging purposes, it should be coded to 4.1.3.

COMHAIRLE CHONTAE ATHA CLIATH

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

MATERIAL CONTRAVENTION OF THE DEVELOPMENT PLAN FOR COUNTY DUBLIN

Reference No. in Register: 91A/0236

Notice is hereby given pursuant to Section 26(3) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39 (d) of the Local Government (Planning and Development) Act, 1976 that Dublin County Council intend to consider deciding to grant permission for:-

"Development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townlands at Tallaght, Dublin 24 on behalf of the applicants Ballymore Homes Ltd. This application includes an Environmental Impact Statement."

Such development would contravene materially the Development Plan referred to above. Particulars of the development proposed may be inspected at the Council's Planning Office, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours. Any objections or representations received not later than twenty-one days after the 11th March, 1991 will be duly considered by the Planning Authority.

A. Smith,
Principal Officer.

Date: 11 March, 1991.

FAX TRANSMISSION



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

TO: T McManus g.p Section DATE: 7/3/91

FROM: G Hayden

RE: Newspaper Advt. 91A/0236.

NO. OF PAGES 3
(incl. cover sheet)

COMMENTS

T. McManus,
Administrative Officer,
General Purposes,
46/49 Upper O'Connell St.,

Reg. Ref. 91A/0236

7 March 1991

Re: Material Contravention of the Development Plan.

Please arrange to have the attached public notice inserted in the Irish Press for the 11th March, 1991, under the heading "Material Contravention".



Administrative Officer.

Encl.

For charging purposes, it should be coded to 4.1.3.

COMHAIRLE CHONTAE ATHA CLIAIR

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

MATERIAL CONTRAVENTION OF THE DEVELOPMENT PLAN FOR COUNTY DUBLIN

Reference No. in Register: 91A/0236

Notice is hereby given pursuant to Section 26(3) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39 (d) of the Local Government (Planning and Development) Act, 1976 that Dublin County Council intend to consider deciding to grant permission for:-

"Development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townlands at Tallaght, Dublin 24 on behalf of the applicants Ballymore Homes Ltd. This application includes an Environmental Impact Statement."

Such development would contravene materially the Development Plan referred to above. Particulars of the development proposed may be inspected at the Council's Planning Office, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours. Any objections or representations received not later than twenty-one days after the 11th March, 1991 will be duly considered by the Planning Authority.

A. Smith,
Principal Officer.

Date: 11 March, 1991.

urgent
Gentry,
b.

Money (£300)

has been paid the
A. Johnson

Can we get
an order on

Monday.

1/6

P/1100/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Re: Development at Fortunestown, Jobstown, Tallaght. Register Reference 91A/0236.

A planning application was submitted on the 25th February, 1991 for full permission for development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townlands at Tallaght, Dublin 24, on behalf of the applicants, Ballymore Homes Ltd.

The site is located in an area zoned "A1 - To provide for new residential communities in accordance with approved action area plans." "The proposal would be a material contravention of the County Council's Development Plan 1983.

This application was considered by the Belgard District Committee of the County Council held on the 26th February, 1991, and the Committee recommended that the procedures pursuant to Section 39(d) of the Local Government (Planning and Development) Act, 1976 be initiated.

I recommend that the procedures outlined in Section 39(d) of the Local Government (Planning and Development) Act, 1976 be initiated.


am
1/3/91


Principal Officer.

P/1100/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Re: Development at Fortunestown, Jobstown, Tallaght. Register
Reference 91A/0236.

Order: The procedures outlined in Section 39(d) of the Local Government (Planning and Development) Act, 1976 are to be initiated.

Dated: 7 March, 1991.

K O Sullivan
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.

"1972" Tallaght N Town zoned Resid
Several 1970 - 1980 permissions
1983 Still Residential

105 hectares under owner control 26 hectares adjacent
46 hectares (114) immediate Site

Council GRANT.

- (1) Realignment of N/S in line with 90A/2340 - following county line -
- (2) Full details to be provided (Road, Junctions, Roundabouts etc.)
- (3) Internal road structure to be revised (to reduce speeding)
- (4) All internal roads to be paid by owners
- (5) Contributions: ⁹³⁵⁰
(A) £35,000 - Blessington Rd
(B) Land 2.5 acres along " "
(C) £192,000 - water (1200 cu y Reservoir pumps ^{Rising Mains} etc)
(D)
- (6) Landscaping Tree Survey Water Course ReRoute
- (7) Design care around School.
- (8) Bond / Cash / ^{guarantee} ~~valued~~
- (9) £ 967,220 Public Service
- (10) Satisfy water supply.

COMHAIRLE CHONTAE ATHA CLIATH

MEETING OF THE DUBLIN/BELGARD DISTRICT COMMITTEE - 20/12/91

ITEM NO. 61

GIBBONS COTTAGES, BLESSINGTON ROAD, TALLAGHT

QUESTION: Councillor J. Hannon

"To ask the Manager to provide details (on an A4 size map) of proposed improvements, re-alignments etc. to local road network arising from planning application No. 91A/236 and with particular regard to the impact of same on (address supplied)?"

REPLY:

Application Reg. Ref. 91A/236 is an application for planning permission for development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons townlands at Tallaght, Dublin 24.

On 20th May, 1991 a decision to grant permission was made by the Council. Conditions No. 3 and 4 of the Council's decision to grant permission related to road improvements and were as follows:-

"3. The following requirements of the Planning Authority to be complied with in the development:

(a) The main north-south distributor road to be realigned so as to tie into that proposed to service adjoining developments to the north of the site (i.e. Reg. Ref. 90A/2340) and a point approx. 160m. east of where it is shown joining the Blessington Road at its southern end. This distributor road to be completed prior to the occupation of any buildings on the site. Details to be submitted for the written agreement of the Planning Authority prior to commencement of development.

(b) Full design details of this distributor road, terminal junctions with roundabouts, access junctions thereto, speed control features (such as access roundabouts etc.) to be submitted for the written agreement of the Planning Authority prior to the commencement of development.

(c) Prior to commencement of development the applicant is to consult with the Planning Authority and agree a revised internal road network which will discourage speeding and through traffic. In this regard, the internal road network as shown on lodged plans is unsatisfactory in certain respects. All the above specified roads to be constructed by the applicant at his own expense and to the requirements of the Planning Authority."

"4. Prior to commencement of development:

(a) a financial contribution in the sum of £639,350. (i.e. £5,000. per acre) to be paid by the proposer to the Dublin County Council towards the cost of road improvements to the Blessington Road which will be required to facilitate this development.

(b) That in addition to the contribution towards the improvement of the Blessington Road, applicant to cede, free of charge, to Dublin County Council, approximately 2.55 acres of land within the site which fronts the Blessington Road and which will be required for road improvement works."

This decision was appealed to An Bord Pleanála.

It is not possible to indicate at this stage what impact, if any, a planning permission granted on appeal would have on the dwellings referred to in the question.

Hugh J. O'Hagan Ward & Co.

SOLICITORS
Commissioners for Oaths
Incorporating
RYAN WALLACE CRIVON

JK
94 *Lr. Baggot Street*
Dublin 2.

Norman Gruson, B.A., LL.B.,
~~Louis Goldberg, B.A., LL.B.,~~
Quentin Crivon.
Paul A. Ferris, B.A., LL.B.,

Michael G. Cosgrove, B.C.L., A.I.T.I.,
John Brannigan, B.C.L.

DDE Box No. 15

Telephone: 764496/7/8
686832
767621
Telefax: 682317

PLEASE QUOTE OUR REFERENCE

Our Ref:

NG/CB

Your Ref:

91A/0283

Register Ref No. 91A/236

No. 10 91A/915

Date:

13th August 1991

A. Smith Esq.,
Principal Officer,
Registry Section,
Planning Department,
Irish Life Mall,
Block 2,
Talbot Street,
Dublin 1.

JK
12/8

OBJE

17 AUG 91

RE: Proposed Conversion of Residential Flats at Orlagh Grove,
Scholarstown Road to Business Premises.

Dear Sir,

We refer to a communication of the 30th of April last when we had been discussing the question of provision of a suitable and adequate boundary wall with proper screening and fencing for our clients, Mr. & Mrs. James Isaacs.

The Developers have apparently agreed to the provision of a boundary wall. It is felt that this will not be adequate enough to provide the necessary screening as it is felt that at least one block extra in height on the back wall would be required and it is also felt that more adequate and wider plantation bordering on this wall should be provided to give the additional privacy necessary. Further it is felt that the entrance/exit to the Shopping Precinct be situated further away from our clients' premises as it is felt that the disturbance and interference which may ensue because of the proximity to same will have a deleterious effect to our clients' premises and also on our clients.

We would be grateful if you would take these matters into consideration in when a decision on the Planning is arrived at and if any further information is required our clients will be pleased to furnish same to you.

Yours faithfully,

Hugh J. O'Hagan Ward & Co.
HUGH J. O'HAGAN WARD & CO.



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iachta,
Lower Abbey Street,
Baile Atha Cliath,
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Hugh J. O'Hagan Ward & Co.,
94 Lr. Baggot St.,
Dublin 2.

Our Ref. **RF/LD**

Your Ref.

Date **16th August 1991**

REG. REF. 91A/0236

RE: Development at Orlagh Grove, Scholarstown Road

Dear Sir,

I refer to your letter received in this Department on 13th August 1991 regarding the above and wish to inform you that a Decision to Grant Permission was made on this application on 20th May 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

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

Ref. No.: 91A/0236

24 June 1991

Tallaght Community Council
% Charles O'Connor,
Honorary Secretary,
32 Ashgrove,
Tallaght,
Dublin 24.

Re: Proposed development works and services for industrial and employment related development on approx. 46 ha. of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement

Dear Sir/Madam,

I wish to inform you that there is an appeal to An Bord Pleanala against the above decision. Any comment you wish to make on this decision should be forwarded direct to An Bord Pleanala, Blocks 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1, accompanied by a fee of £15.00 quoting their Ref. PL6/5/86001.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/236

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

Letter No.: 255

Tallaght Community Council,
% Charles O'Connor,
Honorary Secretary,
32 Ashgrove,
Tallaght,
Dublin 24.

Tel.: (01) 724755
Fax.: (01) 724896

24 May 1991

RE: Proposed development works and services for industrial and employment related development on approximately 46 hectares, Fortunestown, Jobstown, Gibbons Townland, Tallaght for Ballymore Homes Ltd.

Date of decision to grant permission 20th May, 1991 subject to 10 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, 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 purchased on payment of £5.00.

Yours faithfully,



for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to grant permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
2. A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to '1' above, pay to An Bord Pleanala, a fee of £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

Ballymore House

~~Site~~ - 260 acres

Phase I - 127.87 acres

Items	Per Acre	Total
Steel	16,000	767,220
Roofs (x 260)	5,000	689,350

(+ Land)

Water	3,077	800,000
Roofs (x 260)		

Total
14,077
Per
Acre

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/236

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE: 127.87 ac (51.75 ha)

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY: [Signature] 13/5/91 Standard

CHECKED BY:

METHOD OF ASSESSMENT: 127.87 @ 6000

TOTAL ASSESSMENT = £467,220

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER: Leads

Leads
£325,000
fund

DEVELOPMENT CONTROL ASSISTANT GRADE

Leads
1st @ 27.87
= 1918,050

8/1
£800,000 (L. 8M)
for 8/5.12.12

20% of 800,000
1000,000

25% £500,000

91A/236
90A/2340

91A/236

Tallaght Community Council **PK**

255

Comhairle Phobail Thamfilacta

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



Jobstown Community College

c/o St. Aidan's Community School, Brookfield, Tallaght, Dublin 24. Phone: ~~510639~~ 525788
Principal: Ronan Connolly. Vice-Principal: Cynthia D. Fogarty.

5.3.91

Mr. J. Cronin,
C.E.O.,
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:-

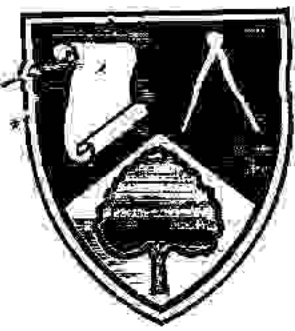
- a) Noise pollution in any form
- b) Air pollution e.g. noxious fumes
- c) Increased danger due to heavy traffic

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.





County Dublin Vocational Education Committee

Coiste Gairmoideachais Cho. Átha Cliath

Main Road, Tallaght, Dublin 24. Telephone 515666 Fax 515399

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

Check as only/prop.

Our Ref : JC/ST.

11th March, 1991.

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

*91A/0035 }
91A/0236 }*

118

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.

REG. REF: 91A/0236

ZONING A1: To provide for new residential communities in accordance with approved action area plans.

Ma Doherty

6.3.91

PLANNING DEPARTMENT,
DUBLIN COUNTY COUNCIL,
IRISH LIFE CENTRE.

27th February 1991

Mr. P. Kenny,
Administrative Officer,
Development Control.

C. Hayden

*Re-arrange
28/2*

RE: Development at Fortunestown, Jobstown, Gibbons Townlands. (91A/236)

At the Belgard District Committee meeting held on 26th February 1991 the members recommended that the necessary procedures be initiated in respect of the above for considering making a decision to grant permission for a development which would be a material contravention of the Development Plan.

I should be obliged if you would arrange accordingly.

[Handwritten Signature]

SENIOR ADMINISTRATIVE OFFICER

JMcQ/UD

Encl: Reg. file 91A/236 attached

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

CASH
CHECKUE
M.O.
B.L.
I.T.

[RECEIPT CODE BOX]

N 34831

£ 700 00

5th day of March 1991

Received this from Rallmae Homes Ltd
Liffey View, Rallmae Estate

the sum of 700 hundred Pounds
of material contribution proceeds

Michael O'Han Cashier

S. CAREY Principal Officer

Gesey,

{200 Re: material contribution advert on 91A/0236

paid 5/3/91

Mick

DUBLIN COUNTY COUNCIL

 PLANNING DEPARTMENT

Register Reference : 91A/0236

Date Received : 25th February 1991

Applicant : Ballymore Homes Ltd

Appl. Type : PERMISSION

Development : development works and services for industrial and
 employment related development on approximately 46
 hectares

LOCATION : Fortunestown, Jobstown, Gibbons Townlands, Tallaght

O.S. REFS. 21/1

AREA REFERENCE

T A 2 1 0 5

TA 2301. TA 2104
 TA 2201 TA 2105
 TA 2302.

} Area
 Ref.
 continued

HISTORY

91A-35	ZA-345	86A-20A	86A-970	

FEE CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED
 SENIOR EXECUTIVE DRAUGHTSMAN

DATE

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED _____

GRADE _____

DATE _____

91A/0236

PROPOSAL: Development works & services for industrial & related uses
 LOCATION: Townlands of Fortinstown, Sobstown & Gibbons, West Tallaght
 APPLICANT: Ballymore Homes Ltd

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	€232					
	€216					
	€500					
	€101					
	€101					
	€101					
	€101					
	€101					
	€101					
	€101					
	€101					
	€101					
	€101					
	€101					
	€101					
51.75 HA		€2600	€2300	€300		

€300 8/3/91
 N34083

Column 1 Certified: Signed: [Signature] Grade: D/E Date: 1/8/91
 Column 1 Endorsed: Signed: [Signature] Grade: S.O. Date: 28/2/91
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: Date:
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade: Date:

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A236

1

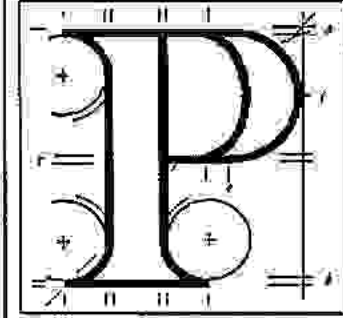
MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 26TH FEB 1991</p>	<p>The Ctee recommended that the material contravention procedures be initiated.</p>		
<p>==</p>	<p>This application for mixed com industrial residential use is a better idea for West Jollyht than just housing alone to relieve unemployment.</p>		

Our Ref: PL 6/5/86001
P.A. Ref: 91A/236

PK/B
Re
7/1/92

Principal Officer,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: **20 DEC 1991**

Appeal Re: Development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown and Gibbons, Tallaght, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

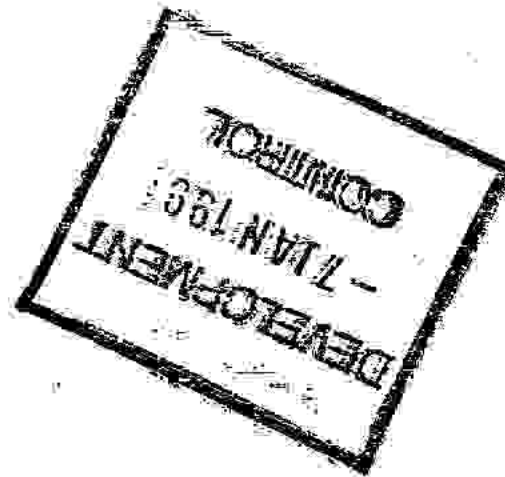
Yours faithfully,

Miriam Baxter

Miriam Baxter.

Encl.

BP 352



24 DEC 91

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 91A/236

APPEAL by An Taisce care of Celia Taylor of 2 Main Road, Tallaght, County Dublin against the decision made on the 20th day of May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Ballymore Homes Limited care of Garth May of Hawthorns, Ticknock, Sandyford, County Dublin for development comprising development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown and Gibbons, Tallaght, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed site is suitable for industrial and employment related development and that the resultant land use pattern in this western peripheral sector of Tallaght would be in accordance with the proper planning and development of the area and, subject to compliance with the conditions set out in the Second Schedule hereto, would not be detrimental to the amenities of existing development in the area.

SECOND SCHEDULE

1. The following requirements of the planning authority shall be complied with in the development:
 - (a) The main north-south distributor road shall be realigned so as to tie into that proposed to service adjoining developments to the north of the site (planning register reference number 90A/2340) at a point approximately 160 metres east of where it is shown joining the Blessington Road at its southern end. This distributor road shall be completed prior to the occupation of any buildings on the site and details shall be submitted for the written agreement of the planning authority prior to the commencement of development.

SECOND SCHEDULE (CONTD.)

- (b) Full design details of this distributor road, terminal junctions with roundabouts, access junctions thereto and speed control features (such as access roundabouts) shall be submitted for the written agreement of the planning authority prior to the commencement of development.
- (c) Prior to commencement of development the developer shall consult with the planning authority and agree a revised internal road network which will discourage speeding and through traffic. All the above specified roads shall be constructed by the developer at the developer's own expense and to the requirements of the planning authority.

Reason: In the interest of the proper planning and development of the area.

- 2. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising improvement to Blessington Road) facilitating the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of seven years commencing on the date of this order.

To the extent that work on this road is carried out by the developer in agreement with the planning authority, the certified cost of such work can be offset against the contribution.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 3. The land within the site which fronts the Blessington Road and which will be required by Dublin County Council in connection with the carrying out of road improvement works shall be reserved free of development and shall be marked out on site in consultation with the planning authority before any development is commenced.

Reason: In the interest of the orderly development of the area.

6/5/86001

SECOND SCHEDULE (CONTD.)

4. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising provision of a 1200 cubic metres capacity reservoir and associated rising mains, pumphouse, pumps and distribution mains) facilitating the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

The requirement to pay this contribution is subject to the stipulations set out in sub-paragraphs (i), (ii) and (iii) of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 and for the purposes of the said sub-paragraphs (i) and (ii) the specified period shall be the period of seven years commencing on the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of works facilitating the proposed development.

5. A detailed tree survey and a scheme of landscaping for the entire site including a proposed programme for such works shall be submitted to and agreed in writing with the planning authority prior to the commencement of development on site. This landscaping scheme shall include, inter alia, proposals for a substantial densely planted landscaping strip along the entire site boundary and along the proposed internal distributor road. The existing stream shall be rerouted along the side of the proposed north-south distributor road and shall be formed into a landscape feature.

Reason: In the interest of visual amenity.

6. The amenities of the new post-primary school and existing houses shall be protected by ensuring that any proposed buildings adjoining them will not cause disamenity by overshadowing, emission of noise or dust or other nuisance. Buildings in these locations shall be low in height.

Reason: In order to protect the amenities of the school and residences.

SECOND SCHEDULE (CONTD.)

7. The developer shall lodge with Dublin County Council a cash deposit or a bond of an insurance company or other security to secure the provision and satisfactory completion (including maintenance until taken in charge by the said Council) of the services (such as roads, footpaths, sewers, watermains, drains, open spaces and street lighting) required in connection with the proposed development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion (including maintenance as aforesaid) of any part of the said services. The form and amount of the security and the arrangements for lodgement of the security shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.

Reason: To secure the satisfactory completion of the services required in connection with the proposed development.

8. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that has been incurred by the Council in the provision of water supplies and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the Council or, in default of agreement, shall be as determined by An Bord Pleanála.


Reason: It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of services that have facilitated the proposed development.

9. The water supply, foul drainage and stormwater drainage arrangements associated with the proposed development shall comply with the standards of Dublin County Council for such services and works.

Reason: In the interest of public health.

10. A specific user permission shall be obtained for each of the proposed units prior to occupation.

Reason: In the interest of the proper planning and development of the area.


Dennis A. Murphy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 20th day of December 1991.

Our Ref: PL 6/5/86001
P.A. Reg. Ref: 91A/236

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 21st November 1991.

Appeal re: Development works for industrial and
employment related development at Fortunestown,
Jobstown, Gibbons Townland, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

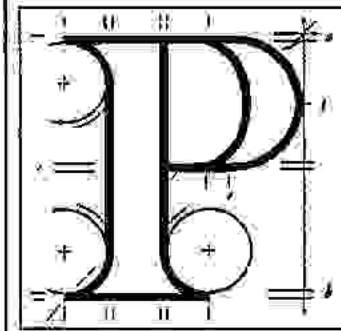
Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



Garth May

Hautburns, Ticknock, Sandymount, Co. Dublin, Tel. 01-955132

14th. November 1991

The Secretary
An Bord Pleanála
Irish Life Centre
Lower Abbey Street
Dublin 1

Re: Development Works for Industrial and Employment Related
Development at Fortunestown, Jobstown, Gibbons Townland,
Tallaght, County Dublin.
PL 6/5/86001. PA Reg. Ref: 91A/236

Dear Sir,

I refer to the third and latest submission by the South West Dublin
An Taisce Association enclosed with your letter dated 30th. October
1991.

As with their previous submissions there is a strong indication that
the submitted plans and Planning Report have not been understood
or properly considered by the objectors. Most of the points raised
are covered in the Planning Report submitted with the application
and I will restrict my reply to brief comments as follows:

1. The 'major' road is on the periphery (Blessington Road). For
details regarding the Distributor Road Network see pages 6 and 7 of
Planning Report.
2. Neighbourhood facilities and Neighbourhood size. See page 10 of
Planning Report.
3. For similar and comparative industrial locations related to
residential areas see page 11 of Planning Report
(Whitestown).
A further example - Sandymount Industrial Estate in relation to Moreen
park and Wedgewood Estate. Also location of Ballaly Local Centre on
Distributor Road serving Sandymount Industrial Estate (Blackthorn
Road).
4. It is quite ridiculous for the objector to suggest that office
developments can only be satisfactorily located in Town Centres and

14 NOV 1991

this is a case of extracting sections of the Development Plan Written Statement out of context with the subject under consideration. There are many examples of well located office developments in suburban and new development areas. The objector should look at the developments in the Clonskeagh and Sandyford areas, attracted by a good environment and accessible to a big labour pool. To attract similar developments to West Tallaght would be a considerable achievement and make a positive contribution to the overall development of the area in social and economic terms.

5. This reply is to the third submission from An Taisce. The first was full of inaccuracies and erroneous statements. The second stated the planning application was difficult to understand, which I completely reject. The third submission is resorting to quoting extracts on Neighbourhood Planning theory, much of which is covered in the Planning Report accompanying the application. The objector should appreciate that the proposals which are the subject of this application, are endeavouring to introduce a new approach to the development of an area which has a number of problems, suffers from the abandonment of development in the past and requires the confidence of investors if development is to proceed.

The proposals in this application were formulated during discussions and consultations with the Planning and Roads Authorities in order to meet those objectives and the requirements of these Authorities.

Yours faithfully,



GARTH MAY.

Our Ref: PL 6/5/86001.
P.A. Reg. Ref: 91A/236

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 12th November 1991.

Appeal re: Development works for industrial and
employment related development at Fortunestown,
Jobstown, Gibbons Townland, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

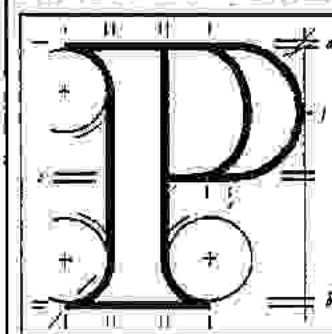
Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

DEVELOPMENT
15 NOV 1991
CONTROL

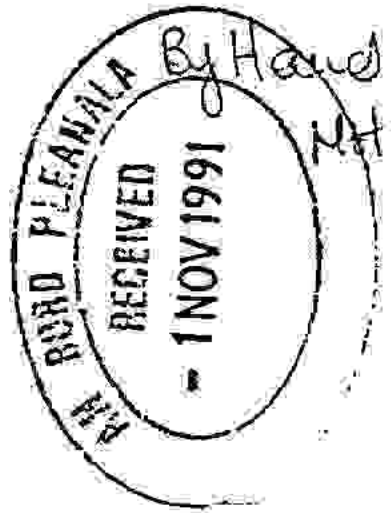
Garth May

FRTPI

Hawthorn's, Tichborne, Southfield, Co. Dublin. Telephone & Fax: 01-955132

31st. October 1991

The Secretary
An Bord Pleanála
Irish Life Centre
Lower Abbey Street
Dublin 1.



Appeal re: Development Works for Industrial and Employment related Development at Fortunestown, Jobstown, Gibbons Townland, Tallaght County Dublin. PL 6/5/ 86001. P.A. Reg. Ref: 91A/236.

Dear Sir,

I refer to the additional submission by Dublin South West Association of An Taisce and the recent submission from the Dublin Strategic Planning Officer for An Taisce. This latter submission, dated 23rd. September 1991, was enclosed with your letter dated 11th. October 1991 and was received 21st. October 1991.

I wish to respond to both submissions on behalf of Ballymore Homes Limited as follows:

1. With regard to the Dublin South West Association's comments, I cannot understand why they found the application plan difficult to understand, nor why the whole thrust of their objections could be so wrongly founded in their original submission.
2. There is now an acceptance by them regarding the range of uses proposed and the objections now relate to the layout of the zoning proposals formulated for the overall area. These proposals evolved during the period when the Draft Development Plan was being produced. They evolved from discussions and consultations with the Planning Authority and the Roads Department of Dublin County Council and agreement was reached to the extent that the Planning Officer's report supported and recommended the proposals as submitted.
3. The time involved in the pre-submission discussions with the Planning and Roads Authorities was to ensure that the overall aspects of the development were soundly related to the adjoining areas and that the submission could be considered in the context of the total development area between Blessington Road and Fortunestown Lane.
4. In addition, the road proposals were considered as part of the district requirements extending beyond the Fortunestown area and provided for the network to link with Brookfield and Cheeverstown Roads and extend north west to the Naas Road, providing a bye-pass to Saggart from the Blessington Road.

Within the Fortunestown area the District Distributor Roads have two functions:

- 5.1 A central distribution route for traffic linking to adjoining networks.
- 5.2 Providing segregation between the two principal uses.
6. The road proposals have been reinforced with the Permission now granted for the Newlands Business and Industrial Park to the north, which incorporates an extension of the road network and the inclusion of this route in the Draft Development Plan 1991. The zoning boundaries contained in the Draft Plan have been overtaken by the further development of the land use zoning proposals which accompany this application and which received the support of the Planning Department.
7. With regard to the proposed zoning in relation to the Post Primary School, this shares its boundaries with adjoining zones for residential and employment uses. Is it not more logical and encouraging for school leavers to have potential employment in an adjoining area than to surround the school with an extension of the present built environment to the east?
8. With regard to the De Selby development, the residents have been consulted by the applicants and the zoning reflects the outcome of those discussions, which provide for an extension of the residential development from the De Selby Estate northwards to the school boundary.
9. A further zoning matter raised by An Taisce is their objection to development proceeding on the western portion of the zoned lands. Taking account of the zoning that exists and the past history, it is unrealistic for An Taisce to seek de-zoning of this land which has been the subject of previous permissions and is partly serviced for development purposes.
10. The Development Plan provides a substantial break of agricultural land between the established development area of Tallaght and Saggart Village to the west. There are no proposals to affect this green belt, which is retained in the Draft Development Plan, nor does the development proposed increase in any way the possibility of such a breach occurring.
11. With regard to the Sanitary Services requirements, the Planning Report to the Council confirmed that a reservoir etc. will be required to service the area and this matter could be dealt with by way of Condition. This requirement is covered by Condition 5 which includes a contribution of £192,000 to be paid by the applicant. It should be noted that this contribution is in respect of the application for development of part only of the area to be served and subsequent additional developments will be the subject of further Planning Applications. In this regard, an Application for approximately 70.0 acres of the proposed residential element of the zoned lands will be submitted within a matter of weeks and will also be subject to the Council's requirements for contributions towards services.
12. With regard to the conclusions of the appellant's letter, none of the points justify a refusal of permission by An Bord Pleanála. The development proposed makes no constraints on the future road layout of the area but puts forward a considered proposal, agreed with the County Council, which will meet the requirements for the district road network and facilitate implementation of development. With regard to interference with existing amenities, this is not accepted and a visual appraisal of the area is sufficient to recognise that the area has suffered over the years from the abandonment of development.

With regard to the prematurity in the absence of a new reservoir, it must be accepted that in the absence of development proposals which can contribute towards the cost of this provision, the status quo will continue.

13. In reply to the points raised by Ms. Meldon regarding the E.I.S. I wish to make the following points:

13.1 Having re-examined the Planning Report, I cannot understand why An Taisce has had such difficulty in relating the Planning Application to the Zoning Proposals Diagram. The roads are identified and the Land Use proposals are identified and the Planning Application Drawing No. 73/13 clearly identifies the site of the application in a red boundary and the other land within the applicants' interest, in a blue boundary. The Zoning Proposals obviously extend outside the applicants' lands in order to provide an overall zoning plan for the undeveloped lands, but none of these other lands were proposed for a use other than that for which they are zoned in the current Development Plan.

The objectors should be aware that since the 1970s the County Council have prepared a number of Draft Action Plans for this area, which have been under almost continuous review to take account of changes such as the abandonment of the Motorway route etc.

It would have been an inadequate submission if the total area had not been dealt with and the Zoning Proposals Diagram illustrates the relationship between the proposed development, forming the subject of the application, and the lands adjoining, which formed part of all previous Action Plans prepared by the County Council.

At no time has the County Council expressed any difficulty in assessing the submission and this criticism by An Taisce is unjustified.

13.2 Regarding paragraph 3, it is agreed that the road network is fundamental and for this reason the integration of the road proposals with the existing network and the opportunity to extend to meet Council requirements, was developed in consultation with the Roads Department.

13.3 Inadequacy of landscaping in some areas of Tallaght is acknowledged, but many examples are also maturing to show the benefits of extensive planting such as the Tallaght Bye-pass and the recent works at Whitestown Industrial Estate.

The Council have imposed Condition 6 to cover their requirements and these are matters for compliance prior to commencement of development and for implementation as part of the overall development.

13.4 In conclusion, the Board is requested to consider this application as part of an overall development, which has been properly illustrated in the submission and developed in consultation with the Planning and Roads Departments of the Council.

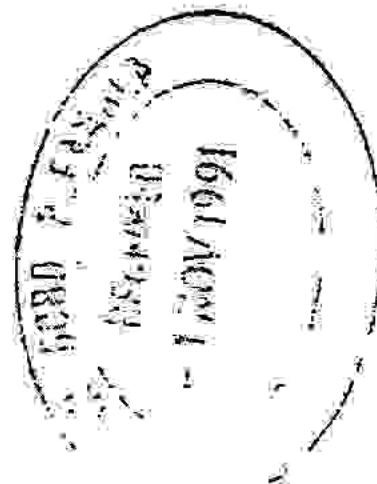
In different economic circumstances, this area would have been developed and occupied for some years. The abandonment of development has provided the opportunity to reconsider the form of development which is in broad agreement with the Planning Department's views and has received their support.

The Board is requested to uphold the Planning Authority's decision and grant permission to the applicants to avoid further delays in their development programme.

Yours faithfully,



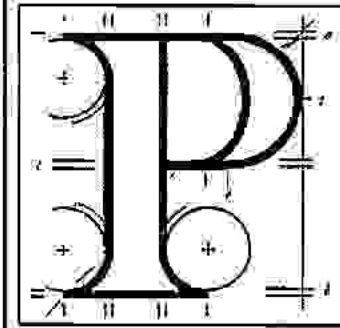
GARTH MAY



Cur Ref: PL 6/5/86001
P.A. Reg. Ref: 91A/236

a B

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 30th October 1991.

Appeal re: Development works for industrial and employment related development at Fortunestown, Jobstown, Gibbons Townland, Tallaght, County Dublin.

Dear Sir/Madam,

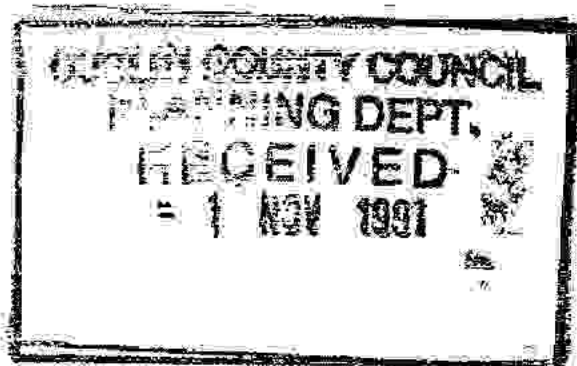
Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A





An Taisce

The National Trust for Ireland

17th October 1991

2 Main Road,

Tallaght,

Dublin 24

Re: Application for development works for industrial and employment-related development at Fortunestown, Jobstown and Gibbonstown Townlands, Tallaght, Dublin 24 - PL 6/5/86001, planning register no. 91 A/0236

Dear Sirs,

Further to our letter of 7th September 1991, we beg to refer the Bord to Dublin County Council Planning Department's Working Paper No. 10 on the Draft Development Plan Review entitled "The Neighbourhood Concept". A quick perusal of the plans for the various neighbourhoods studied in the working paper reveals that they are all more or less compact in design and occupy clearly-defined geographical areas. It is also obvious that major roads are kept to the periphery of the estate concerned, with perhaps one or two "feeder" roads within the estate which provide access to more minor residential roads. The neighbourhood should also contain a local centre and a primary school in a more-or-less central location. This also applies to post-primary schools where the location of the area, in conjunction with other areas, demands it.

Industrial areas are kept to the periphery of these neighbourhoods and are frequently separated from same by major roads, in one case by the Western Parkway, with its presumed generous building set-back. At Castletymon, the Greenhills Industrial Estate is physically separated from neighbouring residential estates and no access, either pedestrian or vehicular, can be gained from one area to the other. The only access can be gained from Greenhills Road.

In view of the above, do the proposed residential areas in the above development constitute one neighbourhood or a number of neighbourhoods? If they do constitute one neighbourhood, do they exhibit the level of homogeneity or compactness of space necessary to constitute a neighbourhood? Should main roads be designed as is proposed, to give access to both residential and industrial areas? Will these roads not intrude upon both the safety and quietness of residential areas, producing unacceptable levels of noise? If the residential areas concerned constitute a neighbourhood, will they have the services required for a neighbourhood of that size? We note that the submitted plans include a site for a local centre and a primary school and I note that a post-primary school is being built in an adjoining area. Will these services be sufficient for an area of this size? Are the local centre and the primary school in a good location? We note that they will be located in a central area, but adjacent to major roads and the proposed industrial area. Access will therefore be gained by the major roads which will also serve heavy industrial traffic. It is noted that this aspect of the development should be looked at in the light of the most recent town-planning studies.

23 OCT 1991

The post-primary school, because it is located on the periphery of the residential areas can only be approached by major roads and through an industrial estate. In view of the concerns being expressed by the Department of Education about pupil safety, will the proposed location ensure such safety? As I have noted above, access can be gained from the industrial area to the residential areas with ease, which is contrary to proper planning. It is also one of the major "dislikes" voiced by residents of the areas surveyed in "The Neighbourhood Concept", e.g. "traffic and roads". Another complaint is estate "layout", a factor which should be borne in mind when studying the submitted proposals.

As I have already discussed in my previous letter, office accommodation should be located, according to the Development Plan, with a view to "centres of decision-making" and the "presence of good communications", i.e. roads, mass transit systems and telecommunications. The Development Plan states that such business activities should be located in the town centre areas in order to facilitate the development of major town centres. Another benefit of that location would be the provision of a wide range of jobs in these town centres as well as high quality buildings. That location would also solve traffic congestion problems which are experienced when service industries and offices are located in semi-rural or residential areas. The Development Plan stipulates that large-scale office developments will only be allowed in areas zoned for town centre development. I would suggest, in view of the above, that the location of "service industries" or office accommodation in the outlying area concerned does not constitute good town-planning.

We recommend that you take the above factors into account when making your decision.

Yours faithfully,

Celia Taylor
Celia Taylor



Our Ref: PL 6/5/86001
P.A. Reg. Ref: 91A/236

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 20th September 1991.

Appeal re: Development works for industrial and
employment related development at Fortunestown,
Jobstown, Gibbons Townland, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within twenty-one days
of the date of this letter to ensure that they will
be taken into consideration in the determination of
the appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

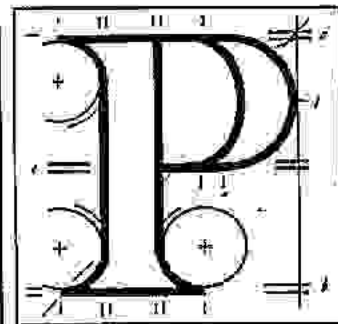
Suzanne Lacey
Suzanne Lacey

Encl.

BP 553

J.B.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

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26/9

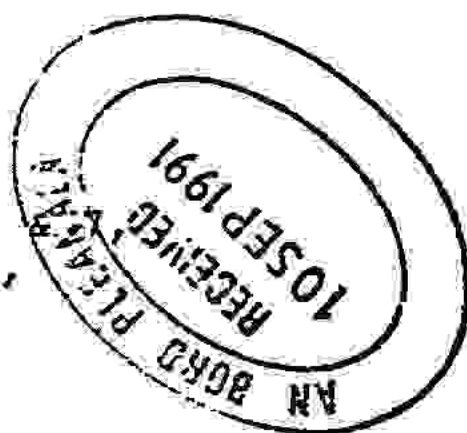
23 SEPT 91



An Taisce

The National Trust for Ireland

The Secretary,
An Bord Pleanála,
Floor 3, Blocks 6
Irish Life Centre,
Lower Abbey St.,
DUBLIN 1.



Dublin South West Association,
C/o 2 Main Road,
Tallaght,
DUBLIN 24.

7th September 1991

Re: Application for Development Works for Industrial and
Employment related development at Fortunestown, Jobstown,
and Gibbons Townlands, Tallaght, Co. Dublin.
PL 6/5/86001, Pl. Reg. No. 91A/0236

Dear Secretary,

Thank you for your letter of 19 August 1991 enclosing a letter of 17 July 1991 by the applicant's agent.

Having carefully considered that letter I would like to make the following clarifications to my letter of appeal of 1 June 1991. The land was zoned residential in the 1983 County Dublin Development Plan and the application involved a material contravention rather than a Section 4 motion. The reference to ownerships arose from looking at the applicants maps which are not particularly easy to follow, however I accept that the applicants have an interest in the land in this application. Having examined the documentation relating to this application I would like to make the following observations:

Zoning

The site of the proposed development is located on lands zoned residential in the 1983 Development Plan. The 1991 Draft Plan proposes industrial zoning for the western portion of the site while retaining residential zoning on the eastern part of the site. The present application while in broad agreement with the proposed draft plan, reverses the location of the proposed uses.

While An Taisce is in broad agreement with the principle of permitting industrial and residential uses in this area, we submit that the detailed juxtaposition of uses proposed in the present application is not in accordance with the proper planning and development of the area. This point will be developed further below.

Roads

The development of this site and of other lands in this area will have major implications for the future road network of the area. It is therefore particularly important that the development of these lands is carried out in accordance with an overall roads and development strategy for the area. In this context An Taisce is particularly concerned about the inclusion of condition 3 a) of the permission granted by Dublin County Council on 20th May 1991 which refers to an application (Pl. Reg. Ref. 90A/2340) for the development of an industrial park at Brownsbarn on the Naas Road.

The latter application is currently on appeal and therefore it does not seem appropriate that the road proposals for this site should be tied into those for an application on which no final decision has yet been taken.

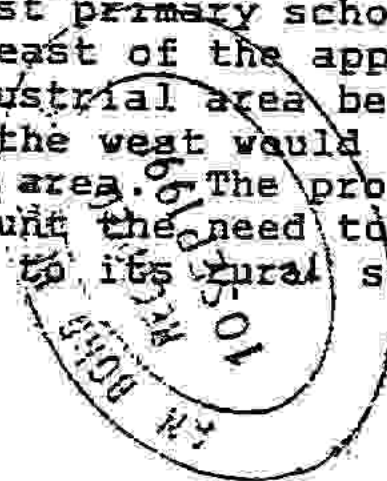
The site of the current application fronts the Blessington road and extends northwards towards Fortunestown Lane. The proposed development of service industries and a business park on a site of approximately 46 hectares would generate a considerable volume of traffic on a substandard road network. Because the site is located at the edge of the development area its relationship to the periphery is particularly important and in this context An Taisce is concerned that the green belt zone between Saggart village and Tallaght be maintained with a clear line of demarcation between the developed and non-development areas.

Of particular importance is the location of any future road link between the Blessington road and the Naas road. The need for such a link would become more urgent if the proposed development proceeds to prevent an exacerbation of the present problem of through traffic using Saggart village as a means of access to the Naas road. The proper location for this road link should however be determined with reference to the requirements of the wider area and should be designed in such a manner as to prevent its use as a means of opening up further areas for development which presently lie outside the development boundaries of the designated new town areas. Rather the location of the road should be determined with reference to the need to improve road access between West Tallaght, the Naas road and the Lucan-Clondalkin area, especially the lands zoned for industrial development at Kilmahuddrick. The distributor road proposed as part of the current application should therefore be located with reference to these requirements rather than in response to piecemeal planning applications.

When the broader strategic implications of the proposed roads system are considered, it becomes clear that the roads network included as part of this application is not in accordance with the proper planning and development of the area. In order to properly service the wider area the main distributor road should be located some distance east of the location indicated by the application as amended by condition 3 a).

Land use

Apart from the roads issue An Taisce's other main objection to the proposed development relates to the particular location of the proposed business park with reference to existing and proposed residential areas. The applicants argue that it is appropriate to locate the industrial component at the eastern end of the site where the terrain is more favourable and so that further residential zones would be separate entities from those already existing. However we submit that the proposed layout does not take proper cognizance of the existing land uses in the area and in particular does not properly consider the amenities of the new post primary school nor of the residential area located to the south east of the applicants' site. It is submitted that to locate the industrial area between the school and a further residential area to the west would not be in accordance with the proper planning of the area. The proposed development does not appear to take into account the need to give a proper edge to the Deselby estate appropriate to its rural setting.



Residential or recreational use would be more appropriate to the area immediately west of the new post primary school. The appropriate uses for the remaining lands in this whole area need to be reconsidered taking into account the extent and nature of development - and non-development - since the 1983 Development Plan. The most appropriate time for a full evaluation of the proper development of this area would therefore be in the context of the forthcoming development plan review.

Amenity

The western portion of the proposed development is located on lands of amenity value. Notwithstanding the provisions of the development plan we feel that An Bord Pleanála should consider whether it is necessary or appropriate for the development boundary of Tallaght to extend so far westwards. It is submitted that taking into account the extent and nature of existing developments, that the lands located west of the Saggart/Blessington road junction should be preserved free from development to protect the amenities of the rural area and to ensure the preservation of a green belt zone between Tallaght and Saggart. This agricultural/amenity zone could be extended eastward to include the higher ground fronting the Blessington Road for some distance east of the afore-mentioned junction. This proposal would be compatible with the changes to the proposed road network suggested above. Much of the zoned open space in the Tallaght area and in west Tallaght in particular has little or no real amenity value and therefore it is particularly important that areas such as that indicated above which have attractive natural attributes should be conserved for active amenity, i.e. recreational use or visual amenity/agricultural use.

The proposed development due to the location and extent of the proposed business park, would be in conflict with the preservation of the scenic amenity of the area and would therefore be contrary to the proper planning and development of the area.

Services.

According to the report of the sanitary services section of Dublin County Council permission for this development should have been refused in the first instance. The proposal is premature pending the construction of a reservoir, pumphouse and distribution mains to service the development. The financial contribution required under condition no. 5 of the planning permission granted would not be sufficient to cover the cost of the reservoir.

Conclusion

Because of the constraints which it would impose on the proper development of the future road network of the area, ~~because of the~~ fact that it would interfere with the amenities of existing developments in the area and with the scenic amenity, and because it would be premature pending construction of a new reservoir, we submit that this development should be refused permission by An Bord Pleanála.

Yours faithfully,

Celia Taylor

Celia Taylor.

Planning Committee



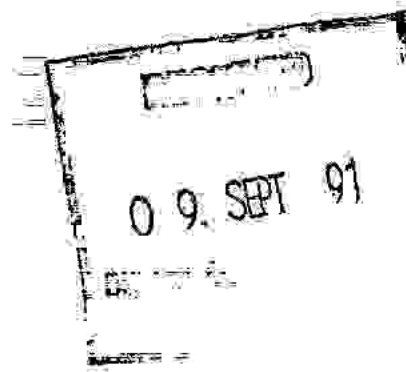


BALLYMORE HOMES LIMITED,
BALLYMORE EUSTACE,
CO. KILDARE, IRELAND.
TELEPHONE: (045)64164, 64445.
TELEFAX: (045)64478.

Our Ref: BL/LK

9th September, 1991

A. Smith Esquire
Principal Officer
Planning Department,
Dublin Co. Council,
Middle Abbey Street,
Dublin 2.



Re: Ref 91A/0236

Dear Mr. Smith,

Further to my letter of 28th ult., I now enclose map showing outlined in red the area of the above application to which that letter referred.

Yours faithfully,

Bill Lacy
Ballymore Homes Limited

Enc. 1.

Our Ref: PL 6/5/8600A
P.A. Reg. Ref: 91A/236

The Secretary,
Dublin County Council,
Planning Section,
Block 2,
Irish Life Centre,
Dublin 1.

Date: 28th August 1991

Appeal re: Development works for industrial and
employment related development at Fortunestown,
Jonstown, Gibbons Townland, Tallaght, Co. Dublin.

Dear Sir/Madam,

Enclosed is a copy of a notice published by the
Board in relation to the above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

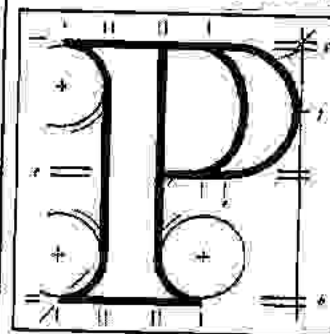
Patricia Tobin
Patricia Tobin

Encl.

BP 555



g. Boothman
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

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AN BORD PLEANALA
Local Government (Planning & Development) Acts, 1963 to 1990

Local Government (Planning & Development) Regulations, 1990 (S.I. No. 25 of 1990)
Kilkenny Corporation
Environmental Impact Statement

Planning Register Reference Number: P44/91
PL 62/86254

Notice is hereby given pursuant to Article 30 (1) of the above regulations that an Environmental Impact Statement has been received by the Board in accordance with Article 24 of the said Regulations in respect of an appeal by Town and County Investments plc., to refuse permission to the said Town and County Investments plc., for development comprising demolition of certain buildings, including habitable dwellings, and their redevelopment, including the sites occupied by premises known as Delahunty's, 35 High Street, 10 and 11 Parliament Street, 8, 9 and 10 James's Street and the sites of certain premises and other lands on Evans Lane, Chapel Lane and Tilbury Place and the Presentation Convent, Kilkenny. The development will embrace a site area of approx 1.72 hectares and will include a supermarket, 2 department stores, 24 shop units, a restaurant, approx 1000 sq.m. of offices, 14 hotel bedrooms and 28 residential units. The development includes the refurbishment of the Maltinga Buildings, which will contain a craft centre at ground floor level and 16 of the above-mentioned residential units on the upper floors. A two level car park for 375 cars, with its main vehicular entrance off Tilbury Street and James's Street is included. The main service yard is to be accessed and egressed via Parliament Street and a subsidiary service yard shall be accessed and egressed off James's Street. A planted walkway will be provided alongside the City Wall. The Environmental Impact Statement will be available for inspection and purchase during office hours at the offices of the Corporation at City Hall, Kilkenny and at the offices of An Bord Pleanala, Floor 3, Blocks 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1, telephone (01) 728011. Submissions or observations may be made to the Board in relation to the effects on the environment of the development and should be received by the Board not later than the

Public Notices.

AN BORD PLEANALA
LOCAL GOVERNMENT
(PLANNING & DEVELOPMENT)
ACTS, 1963 TO 1990
LOCAL GOVERNMENT
(PLANNING & DEVELOPMENT)
REGULATIONS, 1990
(S.I. No. 25 of 1990)
ENVIRONMENTAL IMPACT
STATEMENT
County Dublin
PLANNING REGISTER
REFERENCE NUMBER:
31A/0236
PL 6/5/86001

NOTICE is hereby given pursuant to Article (30)1 of the above regulations that an Environmental Impact Statement has been received by the Board in accordance with Article 24 of the said Regulations in respect of an appeal by An Taisce against the decision of the planning authority to grant permission to Sallymore Homes Limited for proposed development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons townlands, Tallaght, Co. Dublin.

The Environmental Impact Statement will be available for inspection and purchase during office hours at the offices of the planning authority at Dublin County Council, Planning Department, Block 2, Irish Life Centre, Lower Abbey Street, Dublin 1, and the offices of An Bord Pleanala, Floor 3, Block 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1, Telephone (01) 728011.

Submissions or observations may be made to the Board in relation to the effects on the environment of the development and should be received by the Board not later than 28 days after the date of this notice.

Submissions or observations made to the Board should be accompanied by a fee of £15 except in respect of parties to the appeal, persons who have already paid a fee in accordance with Article 23 of Local Government (Planning and Development) (Fees) Regulations, 1984 (S.I. No. 358 of 1984) or a body referred to in Article 22 of the said Regulations.

SECRETARY.
Date: August 22, 1991.

AN BORD PLEANALA
LOCAL GOVERNMENT
(PLANNING & DEVELOPMENT)
ACTS, 1963 TO 1990
LOCAL GOVERNMENT
(PLANNING & DEVELOPMENT)
REGULATIONS, 1990
(S.I. No. 25 of 1990)
ENVIRONMENTAL IMPACT
STATEMENT
County Leitrim
PLANNING REGISTER
REFERENCE NUMBER:
P.16528
PL 12/5/86026

NOTICE is hereby given pursuant to Article (30)1 of the above regulations that an Environmental Impact Statement has been received by the Board in accordance with Article 24 of the said Regulations in respect of an appeal by Mrs. Susan Lambe concerning the proposed erection of timber sawmills and related developments at Killananima, Dromahaire, Co. Leitrim.

The Environmental Impact Statement will be available for inspection and purchase during office hours at the offices of Leitrim County Council, Courthouse, Carrick-on-Shannon, County Leitrim and at the offices of An Bord Pleanala, Floor 3, Blocks 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1, Telephone (01) 728011.

Submissions or observations may be made to the Board in relation to the effects on the environment of the development and should be received by the Board not later than 28 days after the date of this notice.

Submissions or observations made to the Board should be accompanied by a fee of £15 except in respect of parties to the appeal, persons who have already paid a fee in accordance with Article 23 of Local Government (Planning and Development) (Fees) Regulations, 1984 (S.I. No. 358 of 1984) or a body referred to in Article 22 of the said Regulations.

SECRETARY.
Date: August 22, 1991.



DUBLIN COUNTY COUNCIL
TEMPORARY CLOSING OF
ROADS REGULATIONS 1956
TEMPORARY CLOSING OF
DEANSGRANGE
CROSSROADS

Dublin County Council has now made an order temporarily closing Deansgrange Crossroads i.e. junction of Deansgrange



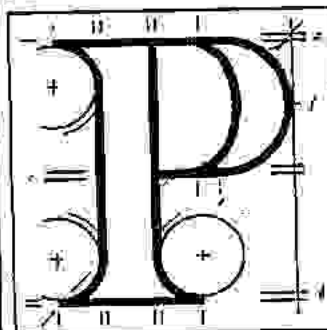
Our Ref: PL 6/5/86001
P.A. Reg. Ref: 91A/236

PK
DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
20 AUG 1991
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G. Boothman

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 19th August 1991.

Appeal re: Development works for industrial and
employment related development at Fortunestown,
Jobstown, Gibbons Townland, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

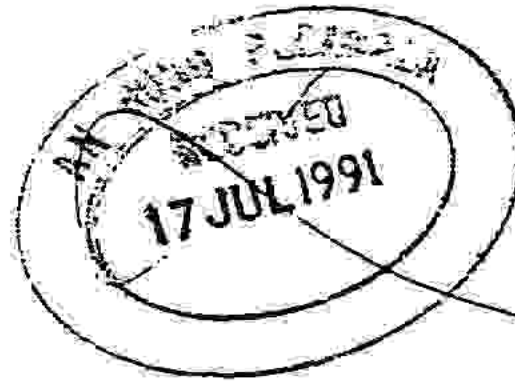
GARTH MAY FRTPI

TOWN PLANNING CONSULTANT

17 July 1991

Hawthorns, Ticknock
Sandyford, Co. Dublin
Telephone 955132

The Secretary
An Bord Pleanála
Irish Life Centre
Lower Abbey Street
Dublin 1



Development Works for Industrial and Employment Related Development
at Fortunestown, Jobstown, Gibbons Townland, Tallaght, County Dublin.
P.A. Reg. Ref: 91A/236 PL 6/5/86001

Dear Sir,

I refer to the appeal by the Dublin South West Branch of An Taisce against the Notification of Decision to Grant Permission by Dublin County Council regarding the above development.

I wish to correct a number of erroneous statements contained in the An Taisce submission as follows:

There are a number of statements that this Grant of Permission arose from a Section 4 Motion by elected representatives. This was not the case and the Material Contravention involved in this matter related to an area previously zoned A1 for Residential Communities and was recommended in the Planning Officer's Report to the Committee for approval.

The proposal was in fact a variation on a similar proposal which had been prepared by the Planning Department as part of the Draft Review of the County Development Plan.

On page 1 of An Taisce's submission the second incorrect reference to the use of Section 4 also refers to "ill-thought out and ill-advised developments resulting from this method".

The proposals forming the subject of this application have received considerable thought in their preparation. A number of alternative plans for the area were prepared and discussed with the Planning and Roads Authority and the submitted scheme evolved from consideration of the various issues involved.

The last paragraph on page 1 refers to misinterpretation by the applicants of the Development Plan Zoning and the second sentence states "These original residential lands were re-zoned for their present industrial use during the mid- 1970's".

I seriously query if the appellants have mistaken the location of this application as there has been no previous re-zoning for industrial use of these lands.

I must again point out in response to the second paragraph on page 2 that Section 4 procedure was not used nor do I understand An Taisce's reference to "The construction of residential, industrial and shopping areas on lands zoned for agricultural use". The lands are zoned A1.

In the same paragraph there is criticism of the local centre as "very vague" whereas it is quite precise in terms of its proposed location although it does not form part of the application for permission.

Finally, the writer suggests a status quo should be maintained. This is precisely what the application is endeavouring to avoid and the need for change is explained in some detail in the Planning Report which accompanied the application.

With regard to the proposed use expanding into agricultural areas and "a domino effect by which further agricultural land is lost" I really must question again whether appellants know where the site of this application is located.

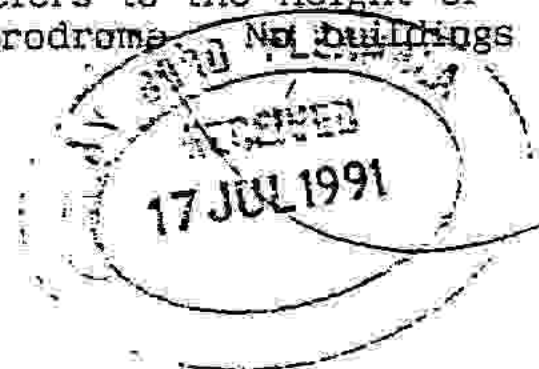
On page 3, An Taisce's submission includes more accusations regarding the use of Section 4 Motions and they are incorrect and these remarks are not applicable to this application.

They also state that lands are included in the Planning application which are outside the applicants' control "We note that three other ownerships besides the applicants are involved here". I am afraid that this is nonsense and the application plan shows the site of the application with a red boundary and other adjoining land also within the applicants' interest with a blue boundary. The applicants' interest was stated on the Application Form as "Contract to Purchase Freehold". The zoning proposals diagram which accompanied the Planning Report indicated adjoining lands where the zoning remains unchanged and the manner in which those lands relate to the application...

Pages 4, 5 and 6 are largely taken up with extracts from the Development Plan Written Statement, much of which has little relevance to the application and quite frankly I do not understand the case the appellants are endeavouring to make except that all office development should be located in the town centre. The basis for this application is to provide for a development similar to Sandyford Industrial Estate, which in my opinion is a good example of mixed employment uses, including small scale office developments. The uses and general landscaping result in an environment which could provide a good neighbour to residential zones.

Page 5 is concerned largely with shopping policies and it must be pointed out that no shopping is included in the application and that the supporting Zoning Proposals Plan was included to indicate that the site of the application has been formulated within the context of an overall plan for the area. That this supporting plan should make provision for a Local Centre acknowledges the provisions of previous Council Action Plans for the area and the County Development Plan which provides for specific objectives for schools and neighbourhood centre within A1 zone.

The remainder of the appeal relates to details of surface water drainage which will be carried out in accordance with the requirements of the Sanitary Services Department and the final point refers to the height of buildings related to the operations of Baldonnell Aerodrome. No buildings are included in this application.



In conclusion, I will repeat the rationale behind the proposed zoning for the area of which this application forms part and which is set out in the Planning Report as part of the application.

Firstly, the area forming the present western limit of development has a visually unattractive environment, partly due to lack of maintenance, inadequate landscaping and the result of abandoned development by the Gallagher Group.

In considering the future development of the remaining zoned lands between Fortunestown Lane and Blessington Road it was concluded that two measures are required.

1. To provide a variation in the future land use and include land for employment uses.
2. Provide for residential development which could initially set a better environmental standard and assist in the general up lift of the area.

We were advised that the extent of land required for a worthwhile employment zone should be approximately 100 acres and within the area available, the options to locate this are limited. The decision to propose a central area for this use was determined by an opportunity to avail of the more level lands in that location and, of equal importance, the attraction of the land forming the western boundary of the zoned lands to develop good quality, marketable housing.

The initial development therefore would not be directly related to existing development but to a new access from Blessington Road. This access will provide for a new distribution road to connect to Fortunestown Lane and segregate the two principal uses. It is also a major aspect of the proposals that a low density, well landscaped employment zone would provide a good neighbour to the residential areas and a good location for jobs if investment can be attracted for that purpose.

The principle of this proposal was well in keeping with the Draft Development Plan Review proposals of the Planning Authority and I have indicated on the attached copy of the Zoning Proposals (Figure 1) the area under consideration by the Planning Authority prior to their decision in respect of this application.

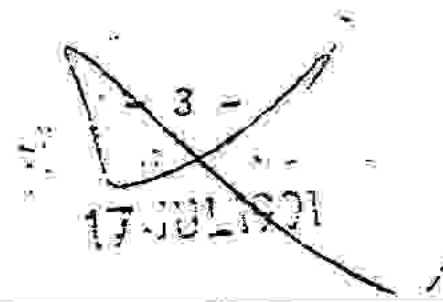
It is unfortunate that the appellants submission contains so much erroneous and factually inaccurate material, and if there has been an error in identifying the location of this application or the procedures followed in the decision to grant permission, An Taisce may wish to withdraw.

Alternatively, the Board can decide immediately on this issue or arrange an early hearing in order that the facts can be quickly established.

Yours faithfully,



GARTH MAY.



Our Ref: PL 6/5/86001
P.A. Reg. Ref: 91A/236

PK

J. Booth
E. Cummins

The Secretary,
Dublin County Council,
Planning Section,
Block 2,
Irish Life Centre,
Dublin 1.

Date: 24th July 1991

Appeal re: Development works for industrial and
employment related development at Fortunestown,
Jobstown, Gibbons, Tallaght, Co. Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any
such comments should be forwarded within twenty-one
days of the date of this letter to ensure that they
will be taken into consideration in the
determination of the appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Patricia Tobin
Patricia Tobin

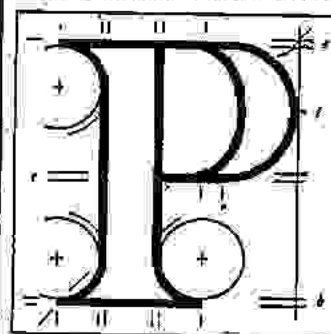
Encl.

BP 553

25 JUL 91



An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel (01) 728011

865

GARTH MAY FRTP

TOWN PLANNING CONSULTANT

17 July 1991

Hawthorns, Ticknock
Sandyford, Co. Dublin
Telephone 955132

The Secretary
An Bord Pleanála
Irish Life Centre
Lower Abbey Street
Dublin 1



Development Works for Industrial and Employment Related Development
at Fortunestown, Jobstown, Gibbons Townland, Tallaght, County Dublin.
P.A. Reg. Ref: 91A/236 PL 6/5/86001

Dear Sir,

I refer to the appeal by the Dublin South West Branch of An Taisce against the Notification of Decision to Grant Permission by Dublin County Council regarding the above development.

I wish to correct a number of erroneous statements contained in the An Taisce submission as follows:

There are a number of statements that this Grant of Permission arose from a Section 4 Motion by elected representatives. This was not the case and the Material Contravention involved in this matter related to an area previously zoned A1 for Residential Communities and was recommended in the Planning Officer's Report to the Committee for approval.

The proposal was in fact a variation on a similar proposal which had been prepared by the Planning Department as part of the Draft Review of the County Development Plan.

On page 1 of An Taisce's submission the second incorrect reference to the use of Section 4 also refers to "ill-thought out and ill-advised developments resulting from this method".

The proposals forming the subject of this application have received considerable thought in their preparation. A number of alternative plans for the area were prepared and discussed with the Planning and Roads Authority and the submitted scheme evolved from consideration of the various issues involved.

The last paragraph on page 1 refers to misinterpretation by the applicants of the Development Plan Zoning and the second sentence states "These original residential lands were re-zoned for their present industrial use during the mid- 1970's".

I seriously query if the appellants have mistaken the location of this application as there has been no previous re-zoning for industrial use of these lands.

I must again point out in response to the second paragraph on page 2 that Section 4 procedure was not used nor do I understand An Taisce's reference to "The construction of residential, industrial and shopping areas on lands zoned for agricultural use". The lands are zoned A1.

In the same paragraph there is criticism of the local centre as "very vague" whereas it is quite precise in terms of its proposed location although it does not form part of the application for permission.

Finally, the writer suggests a status quo should be maintained. This is precisely what the application is endeavouring to avoid and the need for change is explained in some detail in the Planning Report which accompanied the application.

With regard to the proposed use expanding into agricultural areas and "a domino effect by which further agricultural land is lost" I really must question again whether appellants know where the site of this application is located.

On page 3, An Taisce's submission includes more accusations regarding the use of Section 4 Motions and they are incorrect and these remarks are not applicable to this application.

They also state that lands are included in the Planning application which are outside the applicants' control "We note that three other ownerships besides the applicants are involved here". I am afraid that this is nonsense and the application plan shows the site of the application with a red boundary and other adjoining land also within the applicants' interest with a blue boundary. The applicants' interest was stated on the Application Form as "Contract to Purchase Freehold". The zoning proposals diagram which accompanied the Planning Report indicated adjoining lands where the zoning remains unchanged and the manner in which those lands relate to the application..

Pages 4, 5 and 6 are largely taken up with extracts from the Development Plan Written Statement, much of which has little relevance to the application and quite frankly I do not understand the case the appellants are endeavouring to make except that all office development should be located in the town centre. The basis for this application is to provide for a development similar to Sandymount Industrial Estate, which in my opinion is a good example of mixed employment uses, including small scale office developments. The uses and general landscaping result in an environment which could provide a good neighbour to residential zones.

Page 5 is concerned largely with shopping policies and it must be pointed out that no shopping is included in the application and that the supporting Zoning Proposals Plan was included to indicate that the site of the application has been formulated within the context of an overall plan for the area. That this supporting plan should make provision for a Local Centre acknowledges the provisions of previous Council Action Plans for the area and the County Development Plan which provides for specific objectives for schools and neighbourhood centre within A1 zone.

The remainder of the appeal relates to details of surface water drainage which will be carried out in accordance with the requirements of the Sanitary Services Department and the final point refers to the height of buildings related to the operations of Baldonnel Aerodrome. No buildings are included in this application.

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13 JUL 1991

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17 JUL 1991

In conclusion, I will repeat the rationale behind the proposed zoning for the area of which this application forms part and which is set out in the Planning Report as part of the application.

Firstly, the area forming the present western limit of development has a visually unattractive environment, partly due to lack of maintenance, inadequate landscaping and the result of abandoned development by the Gallagher Group.

In considering the future development of the remaining zoned lands between Fortunestown Lane and Blessington Road it was concluded that two measures are required.

1. To provide a variation in the future land use and include land for employment uses.
2. Provide for residential development which could initially set a better environmental standard and assist in the general up lift of the area.

We were advised that the extent of land required for a worthwhile employment zone should be approximately 100 acres and within the area available, the options to locate this are limited. The decision to propose a central area for this use was determined by an opportunity to avail of the more level lands in that location and, of equal importance, the attraction of the land forming the western boundary of the zoned lands to develop good quality, marketable housing.

The initial development therefore would not be directly related to existing development but to a new access from Blessington Road. This access will provide for a new distribution road to connect to Fortunestown Lane and segregate the two principal uses. It is also a major aspect of the proposals that a low density, well landscaped employment zone would provide a good neighbour to the residential areas and a good location for jobs if investment can be attracted for that purpose.

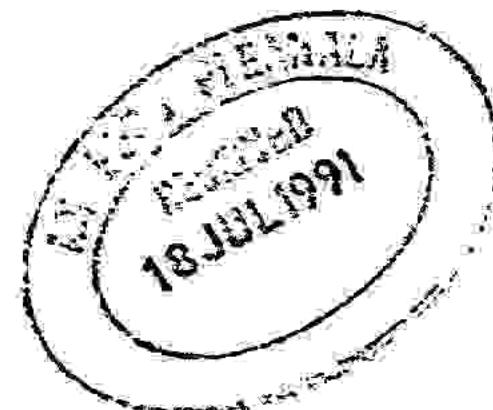
The principle of this proposal was well in keeping with the Draft Development Plan Review proposals of the Planning Authority and I have indicated on the attached copy of the Zoning Proposals (Figure 1) the area under consideration by the Planning Authority prior to their decision in respect of this application.

It is unfortunate that the appellants submission contains so much erroneous and factually inaccurate material, and if there has been an error in identifying the location of this application or the procedures followed in the decision to grant permission, An Taisce may wish to withdraw.

Alternatively, the Board can decide immediately on this issue or arrange an early hearing in order that the facts can be quickly established.

Yours faithfully,


GARTH MAY.



COLDOWN
COMMONS

FORTUNESTOWN LANE

Residential

Adjoining Land A1 Zone

R T

U N E S T

Local Centre Facilities

AREA PREVIOUSLY UNDER
CONSIDERATION BY
COUNTY COUNCIL FOR
INDUSTRIAL AND RELATED
PURPOSES

Distributor Road

Distributor Road

Light Industry
Business Park

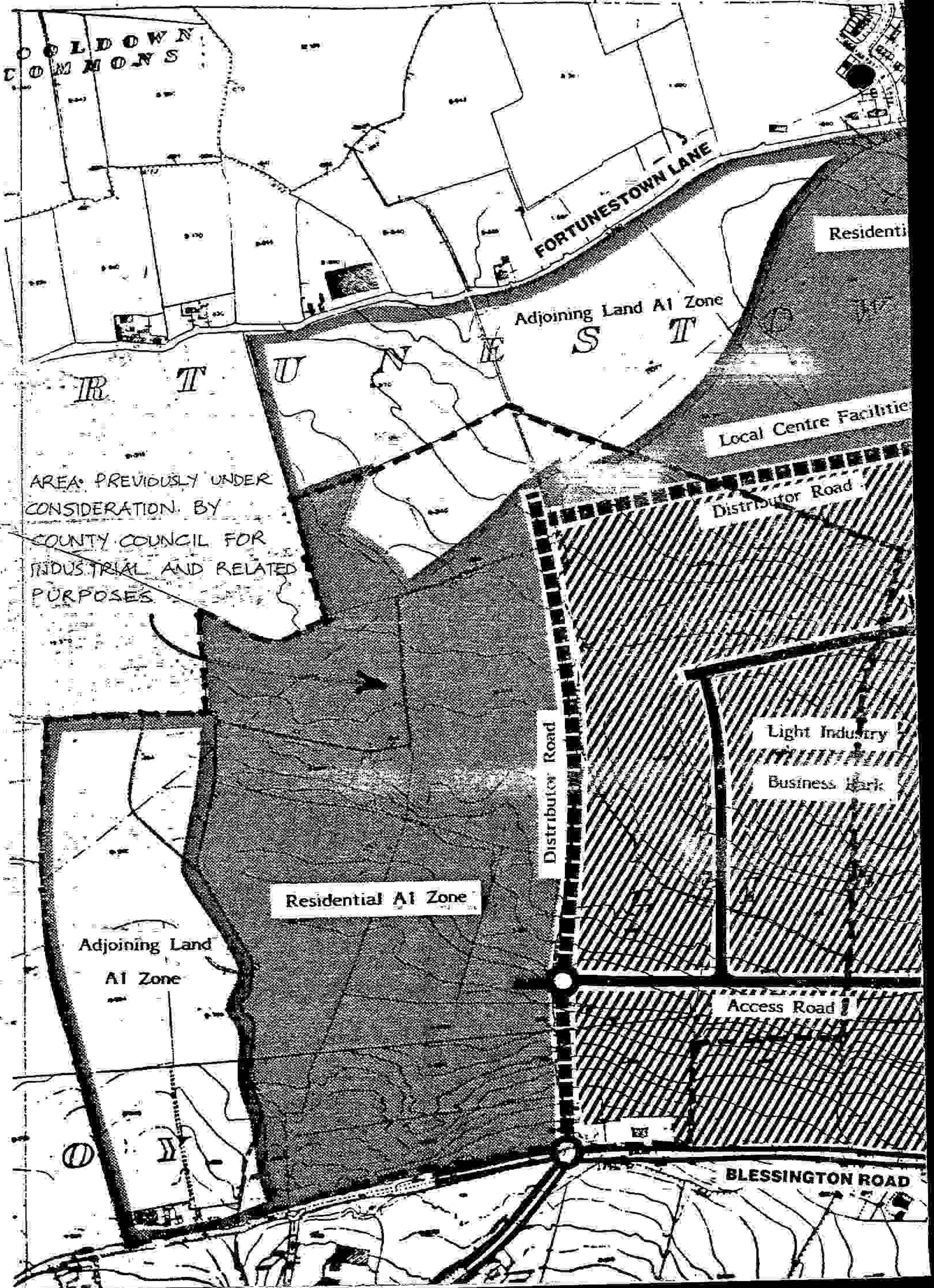
Residential A1 Zone

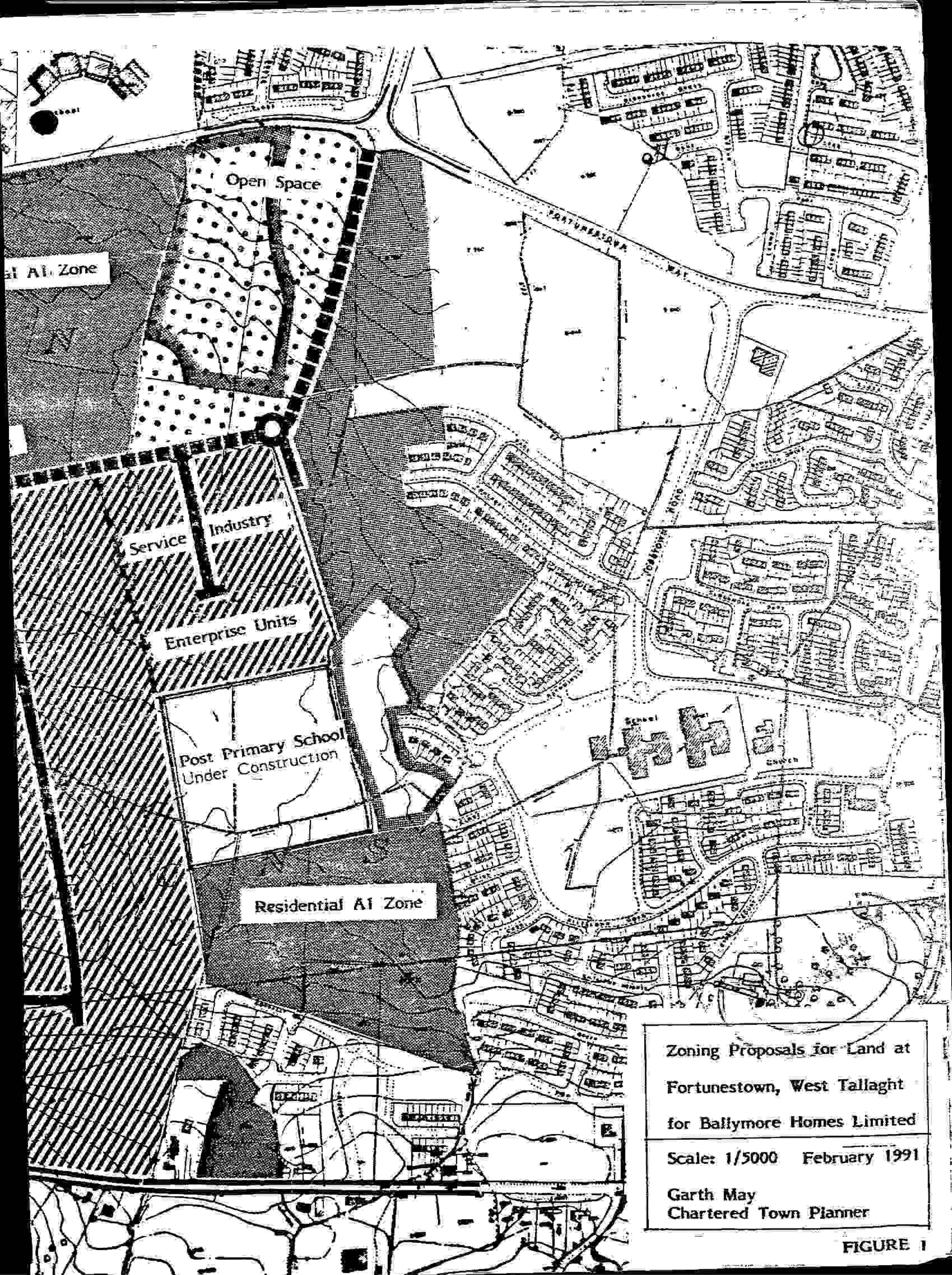
Adjoining Land
A1 Zone

Access Road

BLESSINGTON ROAD

O Y





Zoning Proposals for Land at
 Fortunestown, West Tallaght
 for Ballymore Homes Limited
 Scale: 1/5000 February 1991
 Garth May
 Chartered Town Planner

FIGURE 1

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/86001
Our Ref.: 91A/0236

24 June 1991

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Proposed development works and services for industrial and employment related development on approx. 46 ha. of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement.

Applicant: Ballymore Homes Ltd.

Dear Sir,

With reference to your letter dated 13th June, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 23rd February, 1991.
- (4) The plan(s) received from the applicant on 25th February, 1991.
- (6) & (7) A certified copy of Manager's Order P/2117/91 together with technical reports in connection with the application.

Yours faithfully,

M. Murtagh.
for Principal Officer.

Encls.

Our Ref: PL 6/5/86001
Your Ref: 91A/236

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 13th June 1991.

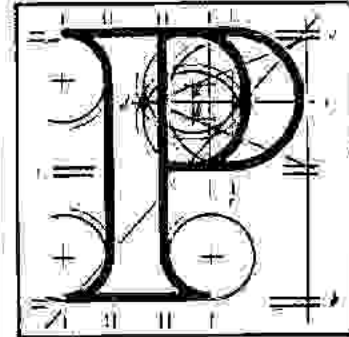
Planning authority decision re: Development works
for industrial and employment related development at
Fortunestown, Jobstown, Gibbons Townland, Tallaght,
County Dublin.

Dear Sir/Madam,

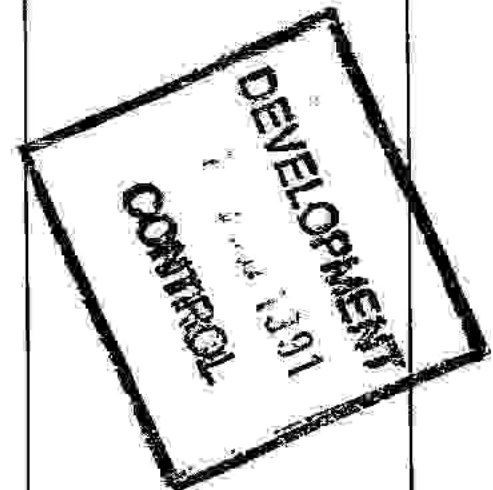
Enclosed is a copy of an appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, in relation to the above-mentioned decision.
So that consideration of the appeal may proceed, you
are requested to forward to the Board within two
weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the
land or structure, as supplied to the planning
authority.
- (3) A copy of the public notice, whether published
in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information,
evidence or written study received or obtained
from the applicant, including the ordnance
survey number.
- (5) Copies of requests (if any) to the applicant for
further information relating to the application
under appeal and copies of reply and documents
(if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's
Order.
- (7) Copies of any technical or other reports
relevant to the decision on the application.
- (8) Particulars and relevant documents relating to
previous decisions affecting the same site or
relating to applications for similar development
close by.

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PA
An Bord Pleanála



14 JUL 1991
19/6
Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



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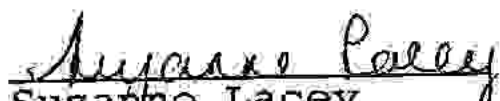
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

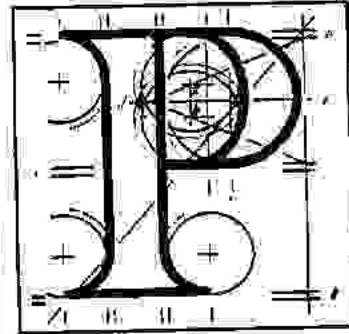
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



CHAIRMAN'S OFFICE

RECEIVED

Date: 10th JUN 1991

AA

An Taisce

The National Trust for Ireland
2 Main Road,
Tallaght,
Dublin 24
1st June 1991

Re: Planning application dated 15th March 1991 - (B) 91 A/0236 -
Ballymore Homes Limited - Land at Fortunestown, Jobstown,
Gibbonstown lands at Tallaght - Development works and services
for an industrial and employment-related development

Dear Sirs,

The South-West County Dublin Branch of An Taisce wishes to appeal the grant of planning permission for the above development by Dublin County Council. We feel that it is premature for Dublin County Council to grant planning permissions of this large-scale nature while a new Development Plan is in preparation. This is particularly the case with the road system in the area which may undergo radical changes in the future Development Plan. We also consider that the use of Section 4 Motions to grant planning permissions is an incorrect use of this procedure as it provides the developer who is the proponent of the relevant scheme with an unfair advantage over those applicants who proceed through normal Planning Department channels. Planning permissions granted by way of Section 4 Motions also make a nonsense of the Development Plan and local residents and planning authorities have to cope for years afterwards with the ill-thought out and ill-advised developments resulting from this method. It is also worthy of note that the Government-appointed Commission on Local Government recommended that the granting of planning permissions by way of Section 4 Motions should be abandoned.

The documentary material with the application states that the

"lands forming the subject of this application were first zoned for development purposes in the 1972 Development Plan."

This is a misinterpretation of that plan which zoned the lands of Gibbonstown and Boherboy which are now zoned for industrial use as a residential area. These original residential lands were rezoned for their present industrial use during the mid-1970s. We consider that the redesign of the road system in the area is not sufficiently major to justify such radical rezoning of lands as is involved in the proposed application. In addition, as I have noted above, if the road system is undergoing radical change, the granting of planning permissions against the recommendations of planning authorities is all the more unjustifiable. I would also like to remind An Bord Pleanála that in making planning decisions, the putative creation of employment is of no relevance to such planning decisions according to the policy of the Planning Department. It is their policy to make planning decisions independently of any consideration of employment creation; they have regard only to matters relating to good planning standards. It is also doubtful whether businesses of the

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type proposed would have any impact on the unemployed persons living in adjoining areas as the businesses proposed are geared towards long-distance commuters from other areas and the road system included in the submitted plans obviously does not promote communication with neighbouring housing estates.

The applicant states in his submitted material that the

"present zoning objective for the area permits a wide range of uses including light industrial".

If these uses are permitted, why is the applicant using the Section 4 Material Contravention procedure? We would also like to remind An Bord Pleanála that there are already more than 123 acres zoned for industrial use in the townlands of Gibbonstown and Boherboy. We consider that the construction of residential, industrial and shopping areas on lands zoned for agricultural use will not accelerate the process of development, but will leave lands zoned particularly for development neglected - a situation which can be observed in the lands between Clondalkin and Lucan. We humbly suggest to both the applicant and the members of An Bord Pleanála that if they wish to accelerate the development process they should do so within the very generous tracts of land set aside for such a purpose. We submit that building industrial sites on lands zoned for residential areas, on lands zoned for agricultural use and building a fragmented residential area, some of which is on lands zoned for agricultural use, does not constitute securing an appropriate balance of uses for the area. We also consider that the location of the local centre for shopping as shown in the applicant's documentary material is very vague. We suggest that this particular area has received enough abuse over the last fifteen years and that the status quo should be maintained in the planning sphere.

We consider that neither the internal design of the development itself nor its location and relationship to adjoining areas will integrate the development with the landscape and neighbouring residential areas. As the applicant himself admits, industrial developments of the type proposed are always situated on the outskirts of new urban areas. The planning application, however, involves the construction of a "U-shaped" residential area around the industrial zone; even this residential area will be internally fragmented by industrial parks. Developments which expand into agricultural areas against the recommendations of the planning authorities produce a danger of leading to a "domino effect" by which further agricultural land is lost. North of the site which is the subject of this application is one such area. The design and construction of roads is the responsibility of local authorities and the National Roads Authority and this function should not be adopted by private developers through Section 4 Motions of Dublin County Councillors. We also suggest that if developers are genuinely

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concerned about the quality of developments and their surrounding areas they should restrict their activities to areas particularly zoned for that purpose - they could also design their developments with a view to conforming to the highest standards of town planning, rather than to the exploitation of land use potential. We wish to put forward the view that enough land is already zoned for small-scale and larger enterprises in south-west County Dublin that the loss of agricultural and residential land is not necessary. We would also like to remind An Bord Pleanála that Dublin County Council members may be leaving themselves open to legal action by infringing a legal precedent by voting for the Section 4 Material Contravention of the Development Plan proposed. The Walker judgment, concerning Frascati House, states that no person can be granted a planning permission affecting lands which are not in that person's ownership or control. Yet I note from the applicant's accompanying material that lands are included in the planning application which are outside the applicant's control. It may be permissible that lands can be zoned by Dublin County Councillors without the knowledge or consent of the owners of such lands; but the application concerned here is for a straightforward planning permission - not a rezoning proposal. Have the owners of such lands been informed of such proposals? Even if Dublin County Council votes to change the zoning of lands at the time of a Development Plan, these proposals are made public at that time and the owners of the affected lands and the general public can submit their views on such matters. But in this case, technically at least, an entire development could take place without the owners concerned knowing about it. We suggest that Dublin County Councillors should submit the entire proposal to their legal advisors. We note that three other owners, besides the applicant's, are involved here. We note that the area adjoining the Blessington Road is considered suitable for "small-scale office or service uses." We would like to remind Dublin County Councillors that "offices - neighbourhood" and "offices - district" are classified under the heading of "open for consideration" in the County Development Plan for industrial areas. The Development Plan states that

"uses shown as 'open for consideration' are not acceptable in principle and it is important to note that these uses will not normally be permitted."

We also consider that the applicant's reference to "service uses" is very vague. The Plan refers to service industries as being "the distribution trades" and "entertainment". The Plan also states that

"employment in these industries is regulated by local expenditure and its location is largely governed by the distribution of population."

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The Plan goes on to say:

"Other service industries (besides shopping and ancillary services) are basic in character, i.e. they do not relate directly to the demands of a local market. Many office employments are of this nature, embracing financial, insurance and 'head office' general business developments and administrative offices of both the public and private sectors."

"The location of these facilities relates to the general business activity of an urban area, its available workforce, its closeness to other centres of decision-making and the presence of good communications both in physical terms by way of roads and mass transit systems, and in the telecommunications sphere."

The Plan states that one of the major benefits of such office location in the western towns is that they will facilitate

"the development of major town centres reflecting the urban status of these towns."

Another benefit includes:

"facilitating the development of the towns as individual entities in job supply and the physical design of their centres,"

and

"easing traffic congestion in the sub-region by facilitating the use of mass transit systems."

The Plan also states:

"It is the policy of the Council to encourage and facilitate the location of major office developments in the Tallaght, Lucan/Clondalkin and Blanchardstown Central Areas."

The Plan goes on to say:

"It is proposed that the land use zonings of the proposed town centres will reflect this policy and that further encouragement will be made by means of the plot ratio and site coverage indices prescribed. Large scale office development will not normally be allowed other than in areas zoned for major town centre activities."

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Please note from the above text that the Development Plan emphasizes that service industries, including the distribution trades, entertainment, shopping and ancillary services and offices are developments should be located in town centre areas. We question, therefore, the wisdom of locating such services on the edge of Tallaght. It is notable that shops, even of the neighbourhood variety, are included under the heading of "open for consideration" in the Development Plan zones for industrial use. Any larger shopping developments are not permitted in the industrial zone. We suggest, therefore, that the nature of such "services" should be clarified before any decision is made. We emphasize the point that the area zoned for the service industries business park blocks residential areas from each other - including a post-primary school which would serve residential areas on the other sides of the proposed industrial area. This service industry area also separates these residential areas from the public open space allocated to them. We consider that the disjointed nature of the residential areas in the application will not lead to the development of any sense of community in the general housing schemes. Please note also that the housing schemes included in the plan are located on land zoned for agricultural use, contrary to two of the main aims of the Development Plan: that of developing agriculture and horticulture.

The location and nature of the Local Centre included in the submitted plans is left very vague; the County Dublin Development Plan has included a number of Local Centres in the area already based on existing and proposed population rates. As the applicant's architect himself states, District Centre facilities are proposed at Jobstown Road and other Neighbourhood Centre facilities north of Fortunestown Lane. The inclusion of a new (unplanned) shopping area at Fortunestown will affect the viability of other centres and possibly lead to the degeneration and closure. The survival of small shopping centres has been a persistent problem in the Tallaght area. Please note also that a Local Centre contains only four shops as a maximum number, unlike the Neighbourhood Centre which can contain up to twenty and the District Centre which can include more than twenty.

The submitted written statement of the plan states that the developers are setting aside land for a primary school, but this is not included in their submitted maps. It also refers to a "Centre" and "Local Shopping"; we submit that the plan is too vague on these very important points to be allowed to be sustained as a planning permission. The Visual Analysis states that the development lands are in very poor condition; we submit that if developments in the Tallaght area had been allowed to proceed on the basis of the recommendations of the County Dublin Development Plan, this sort of situation would not have been allowed to develop. We suggest that an independent environmental impact assessment be made on the submitted plans as the assessment submitted by the developer does not measure up to the standards required under European Community Regulations.

1991

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We wish to remind An Bord Pleanála that Light Industry is "open for consideration" in residential areas according to the Development Plan. We note that the Plan defines light industry as:

"the use of a building or part thereof or land for industry (not being a special industry) in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and may include a service garage but not a petrol station."

Please note that the developer's application is not clear about the types of industries which will be carried on in the proposed units. The Development Plan also states that

"uses which are shown as 'open for consideration' are not acceptable in principle and it is important to note that these uses will not normally be permitted. It is only in particular cases where the Planning Authority is satisfied that the uses would not conflict with the general objectives for the zone and would be permitted without undesirable consequences for the permitted uses that they can be allowed. Then subject to other control criteria, they may, in special circumstances, be permitted where the Council considered that they would be consistent with the proper planning and development of the area, regard being had to the provisions of the Development Plan."

We submit that in view of the above stipulations concerning uses of land which are "open for consideration", this planning permission of Dublin County Council should be overturned. Please note that the area which is the subject of this planning permission is not "a central location", as the planning application material states. The application also refers to "business activities" - does this refer to office developments? These matters need to be clarified - as I have noted above, the location of office developments should be in town centre areas and not on the periphery of towns. The construction of office developments in semi-rural areas is not "accepted planning practice". The planning application states that the area has "limited wildlife potential". Please note that any wildlife expert will inform you that agricultural land, because of its continual use for that purpose, will have "limited wildlife potential". This situation also applies to vegetation. The application refers to "wet areas" and the "creation of balancing lakes." What institution or management body will take over the delicate maintenance of these balancing lakes once the development is completed? The proper care

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for water systems of this nature is both time-consuming and expensive. The planning application also refers to the discharge of water into the Brownsbarn Stream - and yet this same stream will be affected by the industrial developments proposed for the townland of Brownsbarn. We think that this worrying, but slightly confusing situation should be borne in mind by An Bord Pleanala. Please also remember that the local authority is vested with the control, management and maintenance of water - what contribution shall it make in the formation of such balancing lakes? Another aspect of this case which has not been referred to by the applicants is the proximity of the proposed development to Baldonnell Aerodrome. According to the recommendations of the Development Plan, no building over 35 feet high may be built at elevations of 375 feet or over in the sub-area concerned in relation to the aerodrome. I note that from Ordnance Survey 6" maps that Blessington Road has elevations of 450 feet and 480 feet within the area of the proposed development. Along Fortunestown Lane heights of 385 feet and 383 feet, are recorded. On Saggart Road, elevations of 378 feet and 381 feet can be noted. The heights of the buildings proposed in the planning applications are not recorded - in view of the location of the development, this information is important. We consider that these matters should be thoroughly investigated by An Bord Pleanala before any decision is made.

We recommend that this planning permission by Dublin County Councillors be overturned because it is not in accordance with proper planning and development.

Yours faithfully,
Celia Taylor

Dublin County Council Comhairle Chontae Atha Cliath

Secretariat



Bosca 174,
P. O. 174,
46 / 49 Sraid O'Connell Uacht.
46 / 49 Upper O'Connell Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)725782

Our Ref.
Your Ref.
Date

F A X T R A N S M I S S I O N

DATE: 20/5/91 TIME: _____

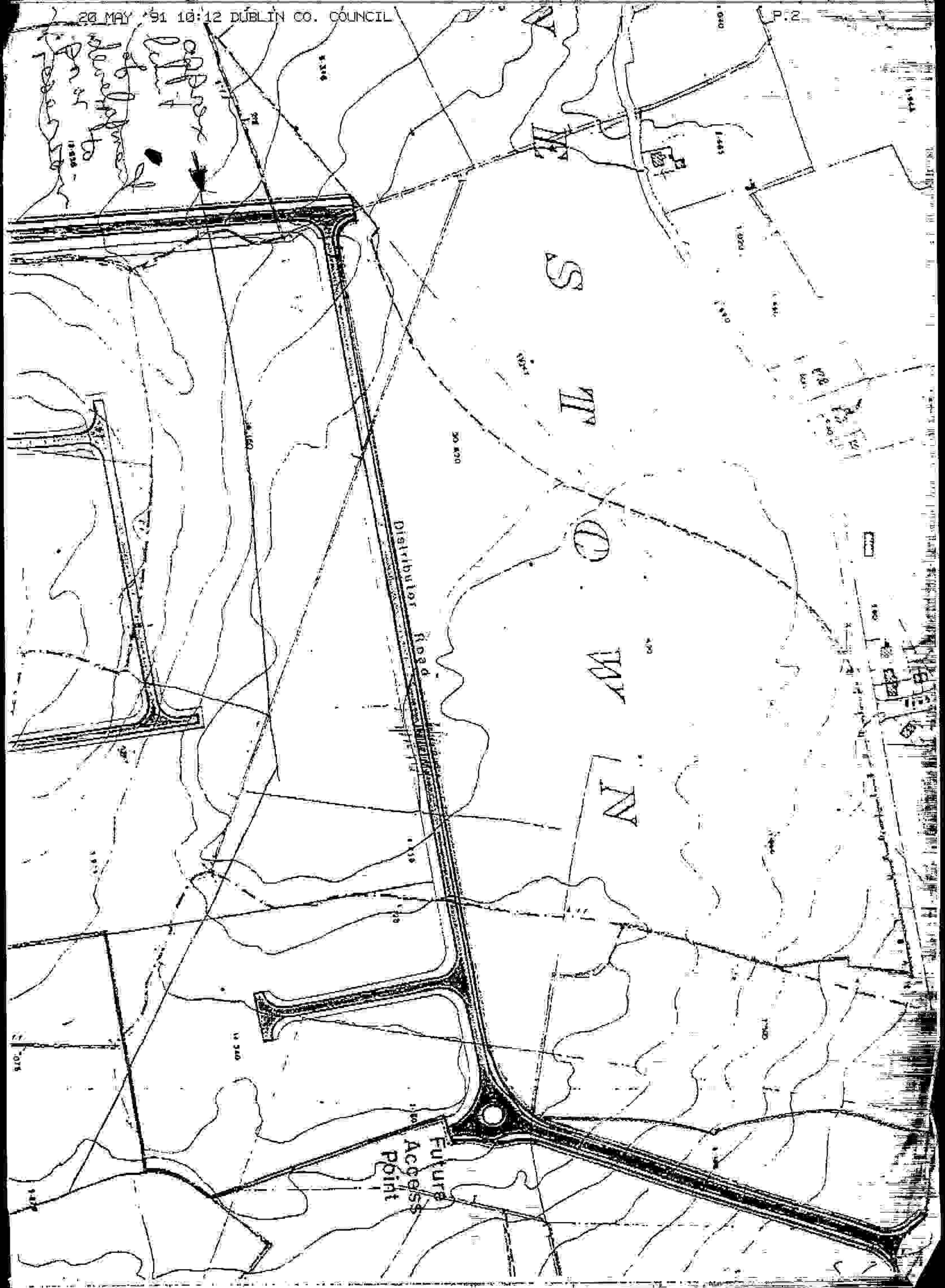
TO: Mr. A. Smith

FROM: A. O'Leary

No. of Pages to Follow: 1

MESSAGE: _____

Handwritten notes:
Oppose
to
the
proposed
road
to
the
estate
at
18304



Dublin County Council Comhairle Chontae Atha Cliath

Secretariat



Bosca 174,
P.O. 174,
46 / 49 Sraid O'Connell Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)725782

Our Ref.
Your Ref.
Date

F A X T R A N S M I S S I O N

DATE: 20/5/91 TIME: _____

TO: Mr. A. Smith

FROM: A. Heary

No. of Pages to Follow: 1

MESSAGE: _____

DUBLIN CITY COUNCIL
PLANNING DEPARTMENT
15, DOCK ROAD, DUBLIN 1

FORTUNESTOWN

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B. E. O'NEILL

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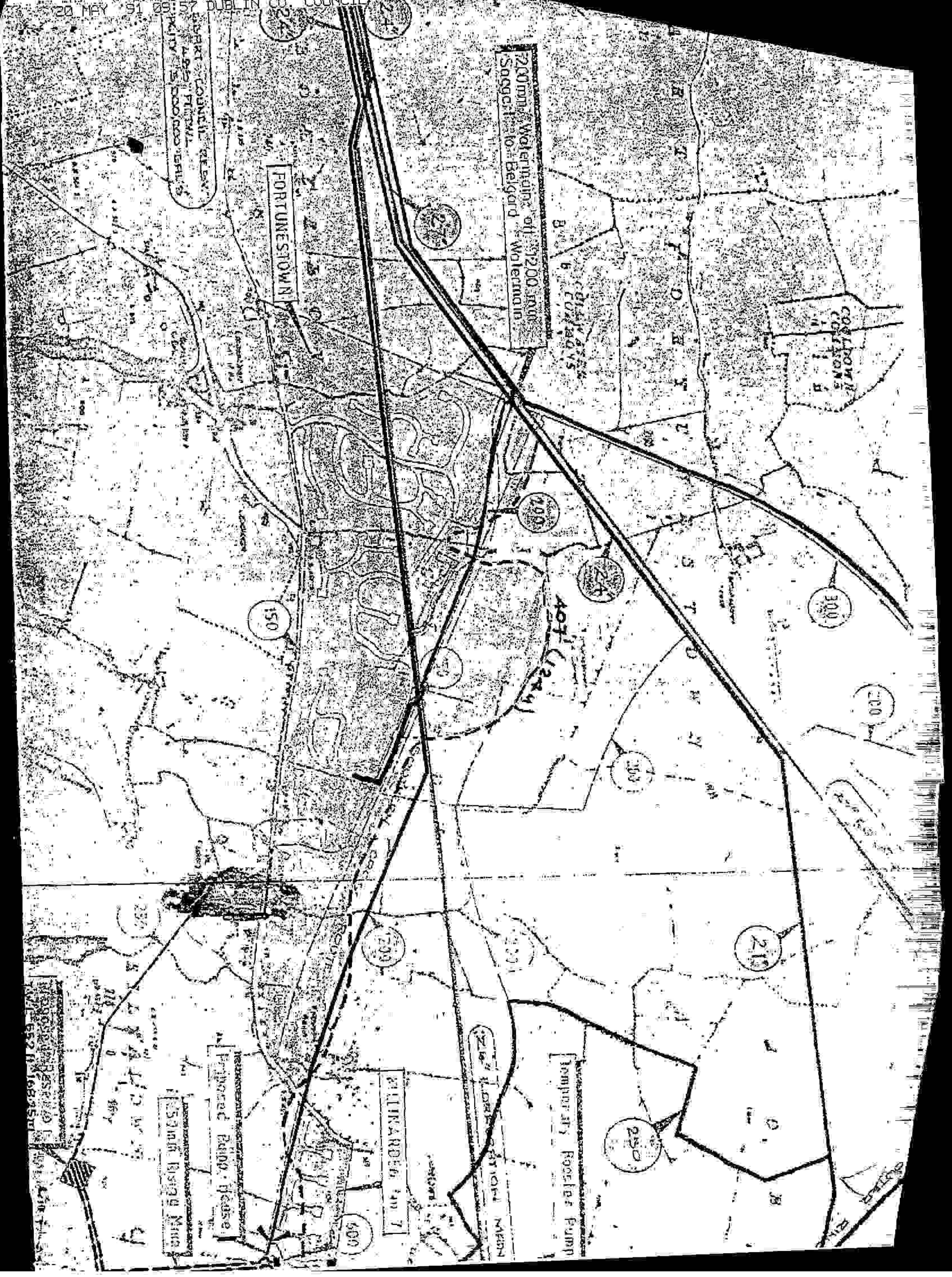
MILLINARDEN 407

Temporary Packer Pump

Proposed Pump House

150mm Rising Main

150mm Rising Main



GARTH MAY FRTP

TOWN PLANNING CONSULTANT

Hawthorns, Ticknock

Sandyford, Co. Dublin

Telephone 955132

FACSIMILE COVER SHEET

DATE: 14 MAY 1991
FROM: GARTH MAY
TITLE: FORTUNESTOWN.

TO: Principal Officer,
Planning
Dub. Co. Co.

Number of pages to follow: 1

If you do not receive all pages or have difficulty in receiving, please phone: 01-955132

Original to follow by post.

GARTH MAY FRIP

TOWN PLANNING CONSULTANT

14th. May 1991

Hawthorns, Ticknock
Sandyford, Co. Dublin
Telephone 955132

The Principal Officer
Planning Department
Dublin County Council
Block 2 Irish Life Centre
Lower Abbey Street
Dublin 1.

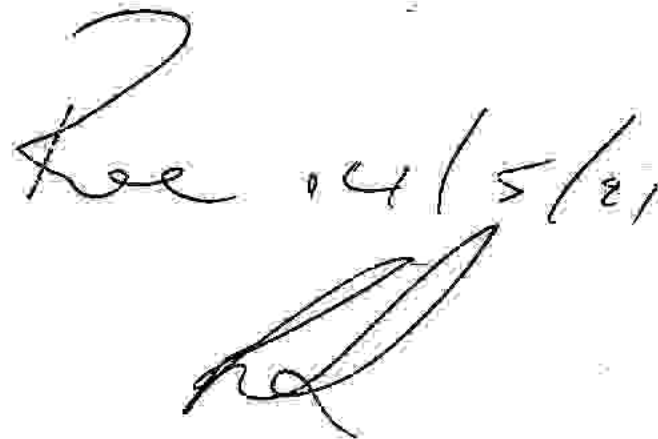

Development Works and Services for Industrial and Employment Related
Development on approximately 46 hectares at Fortunestown, Jobstown,
Gibbons Townlands, Tallaght. Reg. Ref: 91A/0236

Dear Sir,

With reference to the above application, it is requested that the period for
consideration be extended up to and including 20th. May 1991.

Yours faithfully,


Garth May.


Rec 14/5/91


IRISH PRESS classified

778888

Notices

DUICHE
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City of Dublin
OF:
ACT, 1833 to
SUPPLEMEN-
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AND 9
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MATTER OF
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Public Notices

**TIPPERARY (NORTH RID-
ING) COUNTY COUNCIL**
TEMPORARY CLOSING OF
ROADS
In accordance with the provisions of Section 35 of the Local Government Act 1955 and the Temporary Closing of Roads Regulations 1956, notice is hereby given that it is decided to close the under-mentioned public roads to public traffic for the periods specified below, during which time the Circuit of Munster Car Rally will be in progress.
ROADS TO BE CLOSED
Stage 1—From Scragg via Coum. Coumbeag. Curragh. Lackmore. Pallasmore. Patrickswell towards N7 at Carrigtoher (County Roads 161, 82, 91, 90, 163).
Stage 2—From Sallypark via Garrane. Oatfield. Loughane Upper. Knockadigeen. Killeenave. Killeen. Boherlody. Lisgarraff via Crooneen to Dolla/Milestone Road (R497) at Ballycarn (County Roads 185, 182, 242, 242A, 238, 241, 239, 293).
Stage 3—From Ballycarn via Curreeny Commons. Foiduff. Knockfune. Toor. Doonane. Rossaguite to Newross (County Roads 291, 289, 286, 275).
The above roads will be closed from 12.00 to 18.30 hours on Sunday, 2nd June, 1991.
Details of alternative routes will be available on request from Roads section, Tipperary NR County Council, Courthouse, Nenagh.

Public Notices

DUBLIN COUNTY COUNCIL
ENVIRONMENTAL IMPACT
ASSESSMENT
Notice in accordance with Article 23 (2) of the Local Government (Planning and Development) Regulations 1990.
Dublin County Council on 20th May, 1991, has decided to grant planning permission in respect of the following application:
Planning Register Number: 91A/0236
Applicant's Name and Address: Ballymore Homes Limited, Ballymore Eustace, Co. Kildare.
Development/Location: Development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants Ballymore Homes Ltd.
A. SMITH,
Principal Officer,
24th May, 1991.

Public Notices

DUBLIN COUNTY COUNCIL
DECLARATION OF ROADS
TO BE PUBLIC ROADS
In accordance with the provision of the Local Government Act, 1953, and the regulations made thereunder, Dublin County Council hereby gives notice of its intention to consider making of a declaration that the sections of the road listed hereunder be public roads. This matter will be considered by the Council at a meeting in July 1991 or at the earliest possible meeting thereafter at 46/49 Upper O'Connell Street, Dublin 1. Maps showing the road may be inspected at the above address during office hours, 9.00 a.m. to 12.45 p.m. and 2.00 p.m. to 5.00 p.m.
NON HOUSING ESTATE
ROADS
Part of the Fonthill/Newlands Road from
(1) The Camac River to the Old Nangor Road Junction
(2) The Old Nangor Road Junction to the New Nangor Road Junction

Public Notices

AN BORD PLEANALA
Local Government (Planning and Development) Acts, 1963 to 1990
Local Government (Planning and Development) Regulations, 1990
(S.I. No. 25 of 1990)
County Wicklow
Environmental Impact Statement
Planning Register Reference Number: 5425/89
PL 27.5/83528
Notice is hereby given pursuant to Article 32 (1) of the said regulations that by order dated the 30th day of April, 1991, An Bord Pleanála has decided to grant subject to conditions permission to Kerry Holdings (Ireland) Limited for development comprising the erection of a food processing factory and effluent treatment plant at Coolattin, Shillelagh, County Wicklow.
This development was the subject of appeals by Eastern Regional Fisheries Board and by the said Kerry Holdings (Ireland) Limited and an Environmental Impact Statement was received by the Board in accordance with Article 24 of the above regulations.
Copies of the order are available from An Bord Pleanála, Floor 3, Block 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1. Telephone 01-728011.
Secretary
Dated, 24.5.1991.

Public Notices

THE PUBLIC ARE WARNED THAT AIR CORPS FIRING EXERCISES AND AIR DEFENCE ARTILLERY FIRING EXERCISES WILL TAKE PLACE THROUGHOUT THE PERIOD 1 APRIL, 1991 TO 31st DECEMBER 1991 (Saturdays and Sundays Excepted) at
GORMANSTOWN, CO. MEATH
The DANGER AREA comprises the lands of GORMANSTOWN AERODROME and the air and sea area contained within a circle having a radius of 3 NM (5.4 KM) centred on GORMANSTOWN AERODROME and bearing of 016°T, through MOSNEY RAILWAY STATION and 106°T, through GORMANSTOWN RAILWAY STATION seawards for the distance of 10 NM (18.3 KM). The DANGER AREA EXTENDS FROM SEA LEVEL to a height of 40,000 feet.
RED FLAGS will be flown at BEN HEAD and GORMANSTOWN RAILWAY STATION when Exercises are taking place.
IT IS DANGEROUS FOR PERSONS, SHIPPING, LIVESTOCK OR AIRCRAFT ETC., TO BE WITHIN THE DANGER AREA WHILE FIRING IS IN PROGRESS.
OBJECTS found on the RANGES may be HIGHLY DANGEROUS and the PUBLIC ARE WARNED of the risk of handling or interfering with such objects.
NO REWARD of any kind will be made for the finding of objects of a military nature on the ranges.
S. O BROSNACHAIN
RUNAI
AN ROINN COSANTA
BAILE ATHA CLIATH 9

CORPORATION OF DROGHEDA
ROAD TRAFFIC ACT, 1961

Provision of Ramps at Pearse Park, Drogheda.
In accordance with the provisions of Section 101A of the Road Traffic Act, 1961, as inserted by Section 9 of the Dublin Transport Authority (Dissolution) Act, 1987, and the Regulations made thereunder, the Corporation of Drogheda has decided in the interests of the safety of road users, to provide ramps for a trial period of six months at the above location.
B P Hoey,
Town Clerk
Corporation Offices,
Fair Street,
Drogheda,
24-5-1991.

Government Notices

AN ROINN COSANTA
NOTICE TO MARINERS
NO. 2 OF THE YEAR 1991
NAVAL SERVICE FIRING EXERCISES
NOTICE IS HEREBY GIVEN that the Naval Service will carry out Air and Surface firing exercises during the period 27th May, 1991 to 31st May, 1991 inclusive.
These exercises will take place in the firing exercise area D13 off the South Coast.
The danger area is bound by the following co-ordinates:—
5134.12N 0842.36W
5120.12N 0834.36W
5117.36N 0848.48W
5131.42N 0857.60W
S. O BROSNACHAIN
RUNAI
AN ROINN COSANTA
BAILE ATHA CLIATH 9. May, 1991
NOTE: Mariners are particularly requested to notify the Department of the Marine, Leeson Lane, Dublin 2, immediately of the discovery of new dangers to navigation and of changes and defects in aids to navigation.



A nice little number

Dublin Corporation

NOTICE OF ELECTION

An election of members for each of the local electoral areas of the Corporation of Dublin is about to be held. If the election is contested, a poll will be taken on Thursday, the 27th day of June, 1991, and will continue for the period between the hours of 9 a.m. and 9 p.m.
A person may nominate himself as a candidate or may, with his consent, be nominated by a proposer who is registered as a local government elector in the area of the local authority. Forms of nomination papers may be obtained from the address below during the usual office hours which are 9 a.m. to 1 p.m. and 2.15 p.m. to 5 p.m. (Monday to Friday).
A deposit of £10 should accompany each nomination. A separate deposit is required for each local electoral area where a candidate is nominated for more than one such area.
If a person wishes to be entered on ballot papers as representing a registered political party a Certificate of Political

Evening Press
THE NEWS. IN STYLE.



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

Garth May,
Hawthorn,
Ticknock,
Sandyford,
Co. Dublin.

Reg. Ref. 91A/0236

20 May 1991

Re: Development works and services for industrial and employment related development on approx. 46 ha. of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 20 May 1991, in connection with the above.

Signed:

William Rhea

On behalf of:

(Name)

(Address)

Garth May

I hereby certify that the above Notification, dated 20 May 1991, was handed by me to the above signed today.

SIGNED:

DATED:

Joe Fleming
25/5/91

GARTH MAY FRTPI

TOWN PLANNING CONSULTANT

20th. May 1991

Hawthorns, Ticknock
Sandyford, Co. Dublin
Telephone 955132

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

Development Works and Services for Industrial and Employment Related
Development on approximately 46 hectares at Fortunestown, Jobstown,
Gibbons Townlands, Tallaght. Reg. Ref: 91A/026

Dear Sir,

With reference to the above application, I wish to authorise Mr. William Lacy
of Ballymore Homes Limited to collect the Notification of Decision, due
today.

Yours faithfully,



Garth May.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To Ronald J. Bergin, *Cath May* Decision Order Number and Date P/2117/91 20.05.91
Saint Heliers, *Hawthorn* Register Reference No. 91A/0236
Stillorgan Park, *Ticknock* Planning Control No. _____
Blackrock, Co. Dublin. *Sandyford* Application Received on 25.02.91
 Applicant Ballymore Homes Ltd. Site Area: 46 ha.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/A for:-

development works and services for industrial and employment related development on approx. 46 ha. of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement.
 SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. 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 be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. The following requirements of the Planning Authority to be complied with in the development: (a) The main north-south distributor road to be realigned so as to tie into that proposed to service adjoining developments to the north of the site (i.e. Reg. Ref. 90A/2340) and a point approx. 160m. east of where it is shown joining the Blessington Road at its southern end. This distributor road to be completed prior to the occupation of any buildings on the site. Details to be submitted for the written agreement of the Planning Authority prior to commencement of development.	3. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Over
[Signature]
 For Principal Officer

Date 20 May 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

(b) Full design details of this distributor road, terminal junctions with roundabouts, access junctions thereto, speed control features (such as access roundabouts, etc.) to be submitted for the written agreement of the Planning Authority prior to the commencement of development.

(c) Prior to commencement of development the applicant is to consult with the Planning Authority and agree a revised internal road network which will discourage speeding and through traffic. In this regard, the internal road network as shown on lodged plans is unsatisfactory in certain respects. All the above specified roads to be constructed by the applicant at his own expense and to the requirements of the Planning Authority.

4. Prior to commencement of development:

(a) a financial contribution in the sum of £639,350. (i.e. £5,000. per acre) to be paid by the proposer to the Dublin County Council towards the cost of road improvements to the Blessington Road which will be required to facilitate this development.

X (b) That in addition to the contribution towards the improvement of the Blessington Road, applicant to cede, free of charge, to Dublin County Council, approximately 2.55 acres of land within the site which fronts the Blessington Road and which will be required for road improvement works.

Over

4. To ensure that an adequate water supply and sewerage system to serve the site is provided.



NOTE:

If there is no appeal to An Bord Pleanala 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. 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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To Ronald J. Bergin, Decision Order P/2117/91 20.05.91
Saint Heliers, Number and Date
Stillorgan Park, Register Reference No. 91A/0236
Blackrock, Co. Dublin. Planning Control No.
Application Received on 25.02.91
Applicant Ballymore Homes Ltd. Site Area: 46 ha.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/

development works and services for industrial and employment related development on approx. 46 ha. of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS
5. The requirements of the Sanitary Services Department to be complied with in the development. In this regard the applicant is required to make a financial contribution in the sum of £192,000 to Dublin County Council towards the cost of provision of a 1200 cu.m. capacity reservoir and associated rising mains, pumphouse, pumps and distribution mains, which are necessary in order to provide an adequate water supply to the site. This contribution to be paid prior to the commencement of development on site.

REASONS FOR CONDITIONS
5. To ensure that an adequate water supply and sewerage system to serve the site is provided.

6. A detailed tree survey and a satisfactory scheme of landscaping for the entire site including a proposed programme for such works shall be submitted to, and agreed in writing with the Planning Authority prior to the commencement of development on site. This landscaping scheme to include proposals for a substantial, densely planted landscaping strip along the entire site boundary and along the proposed internal distributor road. The existing stream to be rerouted along the side of the proposed north-south distributor road and to be formed into a landscape feature.

6. In the interest of visual amenity.


Over

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date 20 May 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>7. The amenities of the new post-primary school and existing houses to be protected by ensuring that any proposed buildings adjoining them will not cause disamenity by overshadowing, emission of noise or dust or other nuisance. Buildings in these locations should be low in height.</p> <p>8. 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 for Roads, Open Spaces, Car parks, Sewers, Watermains and Drains, has been given by:-</p> <p>a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £800,000. (eight 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 Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council. OR.....</p> <p>b. Lodgement with the Council of a Cash Sum of £500,000. (five hundred thousand pounds) 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.....</p> <p>c. Lodgement 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 lodgement in any case has been acknowledged in writing by the Council.</p>	<p>7. In order to protect the amenities of the school and residences.</p> <p>8. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">  Over </p>

NOTE:

If there is no appeal to An Bord Pleanala 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. 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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To Ronald J. Bergin, Decision Order P/2117/91 20.05.91
Saint Heliers, Number and Date
Stillorgan Park, Register Reference No. 91A/0236
Blackrock, Co. Dublin. Planning Control No.
Application Received on 25.02.91

Applicant Ballymore Homes Ltd. Site Area: 46 ha.

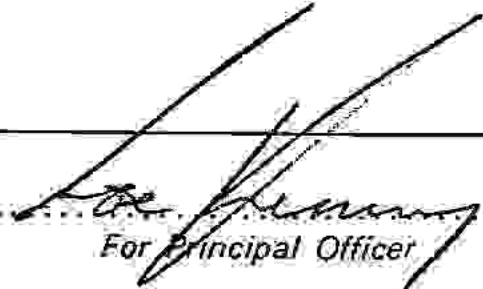
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

development works and services for industrial and employment
related development on approx. 46 ha. of land at Fortunestown,
Jobstown, Gibbons Townland at Tallaght, Dublin 24. This
application includes an Environmental Impact Statement.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>9. That a financial contribution in the sum of £767,220. 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 of development on the site.</p> <p>10. Before development commences the developer shall satisfy the Planning Authority that satisfactory arrangements have been made to ensure an adequate water supply.</p>	<p>9. 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.</p> <p>10. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council


For Principal Officer

Date 20 May 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under 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.



BALLYMORE HOMES LIMITED,
BALLYMORE EUSTACE,
CO. KILDARE, IRELAND.
TELEPHONE: (045)64164, 64445.
TELEFAX: (045)64478.

9th May 1991.

Albert Smith Esq.,
Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre,
Middle Abbey Street,
Dublin 2.

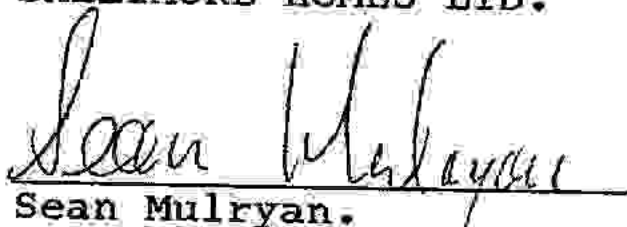
Re: Development at Fortunestown - Planning Ref. 91A/0326

Dear Mr. Smith,

Further to our submission for permission to carry out infrastructural works for Industrial Development at Fortunestown I note that in the previous permission for this land prior to the 1983 development plan that a contribution was required for the National Secondary Road. It would appear that under Section 8.1 of the current development plan written statement - that any improvements to the N81, being a primary distributor would be fully financed by the Local Authority.

Therefore, it seems to me that from this it would appear that the permission for the infrastructural development here should not have any requirement to contribute directly to the improvement to the N81, whether it is improved to single or dual-carriageway level.

Yours faithfully,
BALLYMORE HOMES LTD.


Sean Mulryan.

09 MAY 91

Albert Smith Esq.,
Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre,
Middle Abbey Street,
Dublin 2.

Ronald J. Bergin,
Town Planning Consultant,
Saint Heliers,
Stillorgan Park,
Blackrock, Co. Dublin.

91A/0236

15 March 1991

RE: Proposed development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

Dear Sir,

Please find enclosed statutory notice which appeared in the Irish Press on Friday, 15th March, 1991, in connection with the above.

Yours faithfully,



for Principal Officer.

Encl.

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/0236

Date : 26th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : development works and services for industrial and
employment related development on approximately 46
hectares

LOCATION : Fortunestown, Jobstown, Gibbons Townlands, Tallaght

APPLICANT : Ballymore Homes Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 25th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Garth May,
Hawthorns,
Ticknock,
Sandyford,
Co. Dublin.

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY
CASH
CHEQUE
M.O.
B.L.
A.T.

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

Blank

N 34083

£ 300.00

5th day of *March* 19*51*

Received this

from *Ballymore Homes Ltd*
Lifford View, Ballymore Estate

the sum of *three hundred* Pounds
Pence, being *two of 60*

0-910/0735

Michael O'Hara

Cashier

S. CAREY
Principal Officer

Class 1

Garth May,
Hawthorns,
Ticknock,
Sandyford,
Co. Dublin.

91A/0236

15 March 1991

RE: Proposed development works and services for industrial and employment related development on approximately 46 hectares of land at Fortunestown, Jobstown, Gibbons Townland at Tallaght, Dublin 24. This application includes an Environmental Impact Statement on behalf of the applicants, Ballymore Homes Ltd.

Dear Sir,

Please find enclosed statutory notice which appeared in the Irish Press on Friday, 15th March, 1991, in connection with the above.

Yours faithfully,



for Principal Officer.

Encl.

Ronald J. Bergin

Ronald J. Bergin Co. Ltd.,
Civil Engineering and
Town Planning Consultants,
Saint Heliers,
Stillorgan Park,
Blackrock, Co. Dublin.

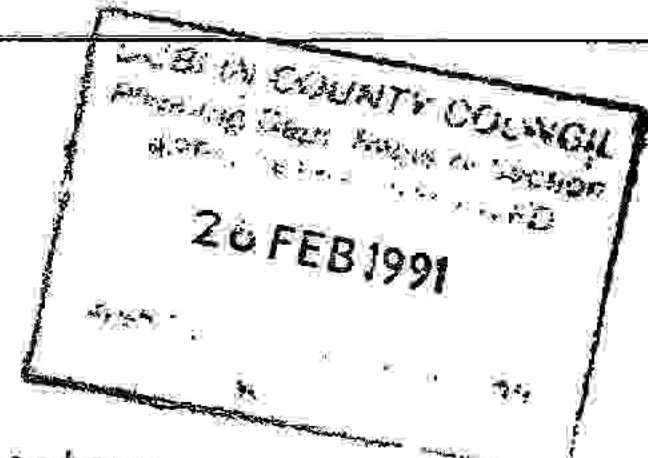
DIRECTORS: RONALD J. BERGIN C.Eng., F.I.E.I., M.C.O.I.S.E.I., DOROTHY BERGIN

(01) 883227/833271

25th. February 1991.

Planning Department,
Dublin County Council,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

91A/0236
1.12.0
- Mowl A.1



Re: Ballymore Homes Ltd. - Lands at Fortunestown.

Dear Sir,

I attach herewith the following documents showing the proposed sanitary services details in support of the application for full Planning Permission for industrial development on the lands.

- Drg. No. 3137/1 - Site location Plan and Outfall sewers.
- Drg. No. 3137/2 - 1/2500 scale Roads layout Plan.
- Drg. No. 3137/3 - Foul sewer outfall section.

WATERMAIN.

It is proposed to extend the existing watermain from the roundabout at Kiltalawn and along the northern side of the proposed Fortunestown Road. This 200mm watermain can be extended to serve the proposed development.

The internal site watermain layout shall be in accordance with the normal requirements of the County Council and the Fire Officer.

SURFACE WATER.

Surface water from the proposed development will be discharged to the existing stream on the western boundary of the site. This stream will be re-aligned to provide a security barrier between the proposed north/south distributor road and the proposed industrial park. Culverts will be provided under the estate roads to the requirements of the Sanitary Services Section of Dublin County Council.

It is proposed to discharge along the existing watercourse to connect to the Brownsbarn stream as shown on Drg. No. 3137/1 & 2.

cont./

Registered in
The Republic of Ireland
No. 121157
VAT No. 4814148H

To the north, an additional 900mm diameter surface water outfall is also shown coloured green along Fortunestown Way on Drg. No. 3137/2. In addition, a 1350mm outfall is also shown to the east on Drg. No. 3137/2.

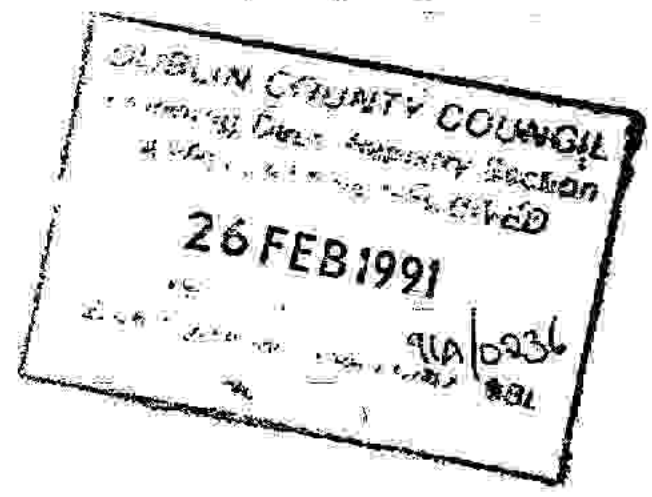
FOUL SEWER.

Details of the main foul sewer outfall along the route of the now abandoned Walkinstown Embankment Route is shown on the 1/2500 scale Drg. No. 3137/1, and the sewer section is shown on Drg. No. 3137/3.

The existing outfall on Fortunestown Way and the existing pipe to the east are all constructed of adequate size and have adequate capacity to serve the proposed development.

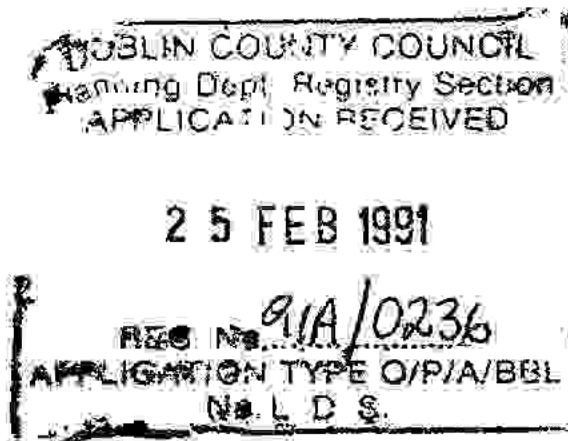
Yours faithfully,

Ronald J. Bergin.



PROPOSED DEVELOPMENT WORKS AND SERVICES
FOR INDUSTRIAL AND EMPLOYMENT RELATED DEVELOPMENT
ON APPROXIMATELY 46 HECTARES
AT FORTUNESTOWN, WEST TALLAGHT
FOR BALLYMORE HOMES LIMITED

PLANNING REPORT FORMING PART OF
ENVIRONMENTAL IMPACT STATEMENT



GARTH MAY
CHARTERED TOWN PLANNER

FEBRUARY 1991

Introduction

This application and accompanying Statement comprises Reports on the various technical and environmental issues, in order to provide a background to the development of the proposals and a basis for evaluating the content of the application. This includes the past history of the site and the reasons which have led to this application for changes in the land use pattern previously adopted for the area.

The assessment of environmental issues should be considered against the background of a considerable planning history of the lands, which are already partly serviced and suffer the detrimental affects of partial development and abandonment. This background also refers to the previous proposals for a motorway route through the lands which would have resulted in a considerable environmental impact if implemented.

Concepts and attitudes regarding industrial uses are changing considerably. The use of the term 'industrial' is far too broad to attach to many current business developments which come within that classification. An examination of more recent business parks show a much higher percentage of site area devoted to landscaping than many housing developments and with the growing trends for lower density of building and employment rates, the impact of new industrial/business development has lessened considerably.

In making an application for Development Works and Services, the resulting site works will provide the framework for the body of future development.

As such, this Report is addressing the land use proposals for the adjoining areas these works will service in addition to the specific area which is the subject of this application.

This submission is intended to act in some measure as a Planning brief for subsequent developments and provide guidelines to be observed in subsequent applications.

Planning Background

The lands forming the subject of this application were first zoned for development purposes in the 1972 County Development Plan. The area forms part of the Tallaght New Town and the lands were zoned to provide for the development of a residential community.

Permissions were granted during the 70's and early 80's for residential development as part of the continuing growth of the New Town area. Had economic circumstances been different, the likelihood is that the entire area of this application would have been developed by now. However, only a small part of the eastern section was developed before the previous owners ceased trading.

Subsequently, the 1983 Development Plan Review included similar zoning provisions for the area to provide for new residential communities. Although the zoning has not changed, a number of factors have arisen which have provided the opportunity to reconsider the form of development for this area. In addition, the changing economic situation is affecting demands and priorities which must be reflected in the development pattern to be adopted.

With regard to the opportunities, these partly arise from substantial changes in the major road proposals for the area. Major road reservations for the Southern Cross Motorway extension and the Walkinstown Embankment Distributor Road are no longer required. The Motorway reservation in particular, was a major element in the previous plans and it may be considered fortunate that development in the area ceased before this major road reservation had been built into the physical land use pattern of the area.

The termination of development has however left other problems with unfinished sections of housing areas leaving an air of neglect with subsequent affects on the environment generally. There has also been a lack of variety in the type and form of housing development in the adjoining areas, which has not encouraged new investment and suppressed any development activity in respect of these lands.

Coupled with these varying factors, has been the high unemployment which exists in the adjoining areas and the need to make provision for employment related uses by the allocation of land for that purpose.

This is only the first step in job creation, but the planning framework for the area can provide the basis for establishing an attractive environment to encourage this form of investment.

The present zoning objective for the area (A1) permits a wide range of uses including light industry and in their consideration of the needs for the area, the Council are giving active consideration to including a specific industrial zone on part of the lands within the Development Plan Review process.

Planning Considerations

The intention of this application is to accelerate the development process and make further progress in achieving the objective.

The proposals that have evolved have taken account of the following:

1. The need to secure an appropriate balance of uses for the area.
2. The need to integrate development with the landscape and adjoining areas.
3. The provision of a suitable road network to serve the development proposed and provide adequate links to existing roads.
4. Provide an environment that will attract investment and result in improvements to the general quality of adjoining areas.
5. Provide for a range of employment possibilities from small scale enterprise units to the provision of sites attractive to larger enterprises.

Description of Proposed Development

As mentioned in the Introduction, this Report is addressing the proposed land use of the total area within the applicant's interest. In addition, adjoining zoned lands which form part of the planning unit, but outside the applicant's control, are also embraced within the zoning proposals.

These proposals are indicated diagrammatically on Figure 1 which is attached to this Report.

The lands are situated between the Blessington Road and Fortunestown Lane west of Jobstown and comprise approximately 105 hectares within the control of the applicant and 26 hectares of adjoining zoned land in three parcels in other ownerships.

The boundaries of the applicant's lands are irregular and in many instances are formed by the termination of previous development or by previous planning decisions in relation to proposals which are no longer relevant.

The current Development Plan zoning is Objective A1, "to provide for new residential communities in accordance with approved Action Area Plans". Within the zone, provision is also to be made for Neighbourhood Centre facilities, Primary and Post Primary School sites. With regard to the latter requirement, a Post Primary School is currently under construction on a site allocated in earlier plans as shown on the plan.

Distributor Road Network

This has evolved from various considerations regarding the planning framework.

It was established at an early date that in order to provide an employment related zone that could make a satisfactory contribution to the employment needs of the area, a minimum of approximately 40 hectares (100 acres) is required. This size is necessary to accommodate possible requirements for individual large sites, allow for flexibility in the subdivision and allocation of sites to meet specific needs, and to accommodate the range of service uses that will locate in relation to other commercial developments.

The opportunity to locate 40 hectares within the total site available is constrained by the physical limitations of the site boundaries and the options available for a Distributor Road to connect from Blessington Road to Fortunestown Lane to service the lands adequately.

It is considered that primary access to the site should be from Blessington Road running north towards Fortunestown Lane and sufficiently central to serve the lands to the east and west.

A second Distributor route is also required to connect back to the existing roundabout on Fortunestown Lane with Brookfield Road.

Various alternatives were considered, each of which provided a site of 40 hectares for industrial uses. In considering the variations, it was decided that access from Blessington Road should be associated with the proposed roundabout near the junction with Saggart Road.

The central line of a north/south Distributor could provide 40 hectares east or west of the line. The decision taken to provide the industrial zone east of the road was based on:

1. The area east had less gradient to contend with.
2. The area west was considered very suitable for good quality housing with extensive views from the higher ground.

3. The area west was capable of being developed and marketed as a new residential area as opposed to it being an extension of existing development.

This assessment reduced the alternatives to two options indicated on Figure 2.

The decision to proceed with Option A was influenced by a need to associate the employment zone closely with Blessington Road and the principal access to the lands.

Secondly, it was considered that the elevated land adjoining Blessington Road would be suitable for small scale office/service uses, which would provide an attractive introduction to the development and provide a 'visual presence' onto the Primary Road.

This decision largely established the resulting land use pattern indicated on Figure 1.

Land Use Proposals

The size and location of the industrial area has been explained and is closely related to decisions regarding the route of the Distributor Roads.

The remaining lands are primarily for residential development together with the provision of Neighbourhood facilities.

The following description deals with the various land use allocations and the considerations given to their location and future development.

Industrial

The total area indicated for this use has been divided to provide the major area of approximately 40 hectares for a range of light industrial/business uses with access from a proposed roundabout on the north/south Distributor Road.

The layout of the proposed internal access road is designed to allow considerable flexibility in the final sub-division, which will be determined by site requirements of individual projects.

It is anticipated that the external boundaries to the Distributor Road will include a secure boundary treatment and a high level of boundary planting. The north/south section of the Distributor Road has been located by an existing water course, which will be included in the boundary treatment. A Cycle Way is also incorporated to adjoin the Distributor Road and provide a route from the south west to north east. This can provide access for cyclists to both Post Primary Schools which are adjacent to the development area.

Only the east boundary of this area has an interface with adjoining development, which comprises the following uses:

1. An area allocated for service industry/enterprise units has separate access from the Distributor Road. This area is proposed for small scale uses which could meet local demands and is well located in relation to the developed areas to the north and east.
2. South of this area is a Post Primary School under construction which has access from the east.
3. Between the School and Blessington Road is an area of existing and proposed residential development.

The north south boundary between these uses and the main industrial zone will be heavily screen planted.

A 15 metre building line is proposed between the boundary and buildings within the industrial lands and this will similarly apply to the boundary between the area for service industry and other adjoining development.

It is accepted that this is dealing with principles at this stage which must be translated into detailed proposals in due course for consideration by the Local Authority.

With regard to the eastern boundary of the service industry, a spur road is indicated from the roundabout to provide access for residential infill in this area. Access for pedestrians can also be provided on this route to give access to the Post Primary School from the north and a further planting screen provided in a strip between this access road and the service industry.

Residential

The principle areas for residential development are west of the north/south Distributor Road and south of Fortunestown Lane.

In both locations, these areas include lands outside the applicant's ownership and further development of proposals will ensure that provision is made for the extension of access and services.

It is anticipated that a range of housing types will be provided with lower density, larger units on the rising ground to the south.

It is not anticipated that there will be frontage access to the north/south Distributor Road and the layouts will provide for substantial screen planting on the residential side to complement similar treatment on the east.

Open Space provision will include areas for recreational use where gradients are suitable. An area adjoining the Distributor Road connection to Fortunestown Way has been indicated as Open Space where it is understood the land outside the applicant's control is owned by the Council and intended for that purpose.

Local Centre

The location proposed is on the north frontage of the east/west Distributor Road.

It is not certain at this stage what level of facilities will be required, bearing in mind proposals for District Centre Shopping to the east at Jobstown Road and other Neighbourhood facilities north of Fortunestown Lane.

At average densities, the residential area, including adjoining zoned lands on other ownerships, could result in a Neighbourhood of 4/5000 persons.

It appears prudent at this stage to allocate land for a range of potential needs including Primary School, Church, Local Shopping etc. and the location proposed is considered suitable to serve the new residential development.

Summary

The approach adopted with this application is to provide for development which is considered appropriate to meet the current needs of the area.

The site adjoins existing development where the quality of the environment has suffered for a number of reasons. The development lands are also in poor condition as stated in the Visual Analysis.

The problem facing the development of this land is to encourage investment in new development because of the impact of the existing environment, which reverses the normal application of an Environmental Impact Study.

The uses proposed are all within the range of the permitted uses for a residential community zone, although it is accepted that the inclusion of light industry was intended as ancillary rather than as a major element.

However, it is an acknowledgement of the general definition of light industry, as a compatible use within a residential zone.

It is also of note that the nearest industrial location, recently upgraded by the I.D.A. at Whitestown, is similar in size and similarly related to the Killinarden residential land.

With regard to the location proposed for this use, the alternatives were explored leading to the preferred option.

Conventional siting for this use has been in the periphery of development areas but a central location for business activities is traditional and acceptable planning practice.

COLDOWN
COMMONS

FORTUNESTOWN LANE

Residential

Adjoining Land A1 Zone

R T U N E S T

Local Centre Facilities

Distributor Road

Distributor Road

Light Industry

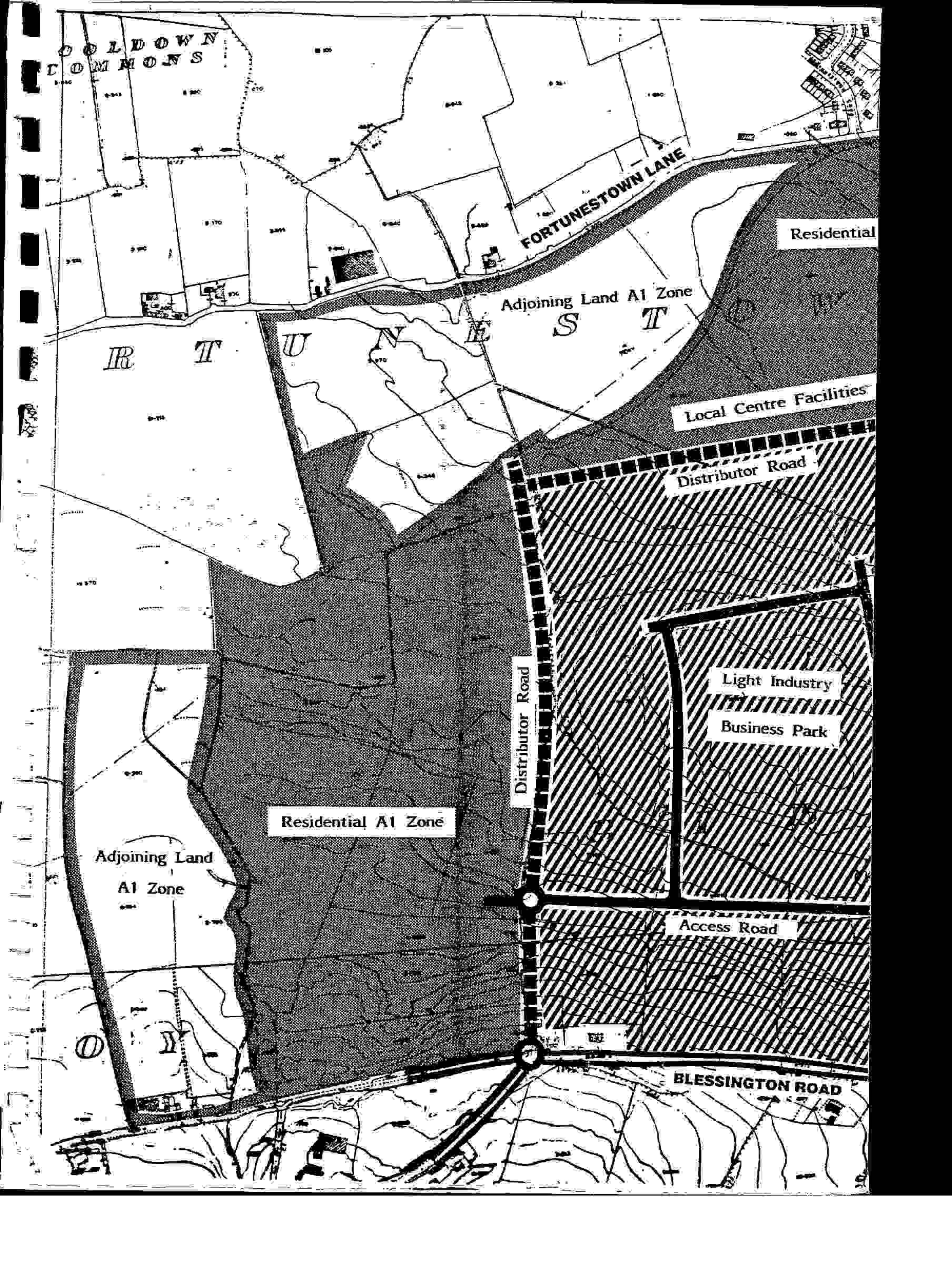
Business Park

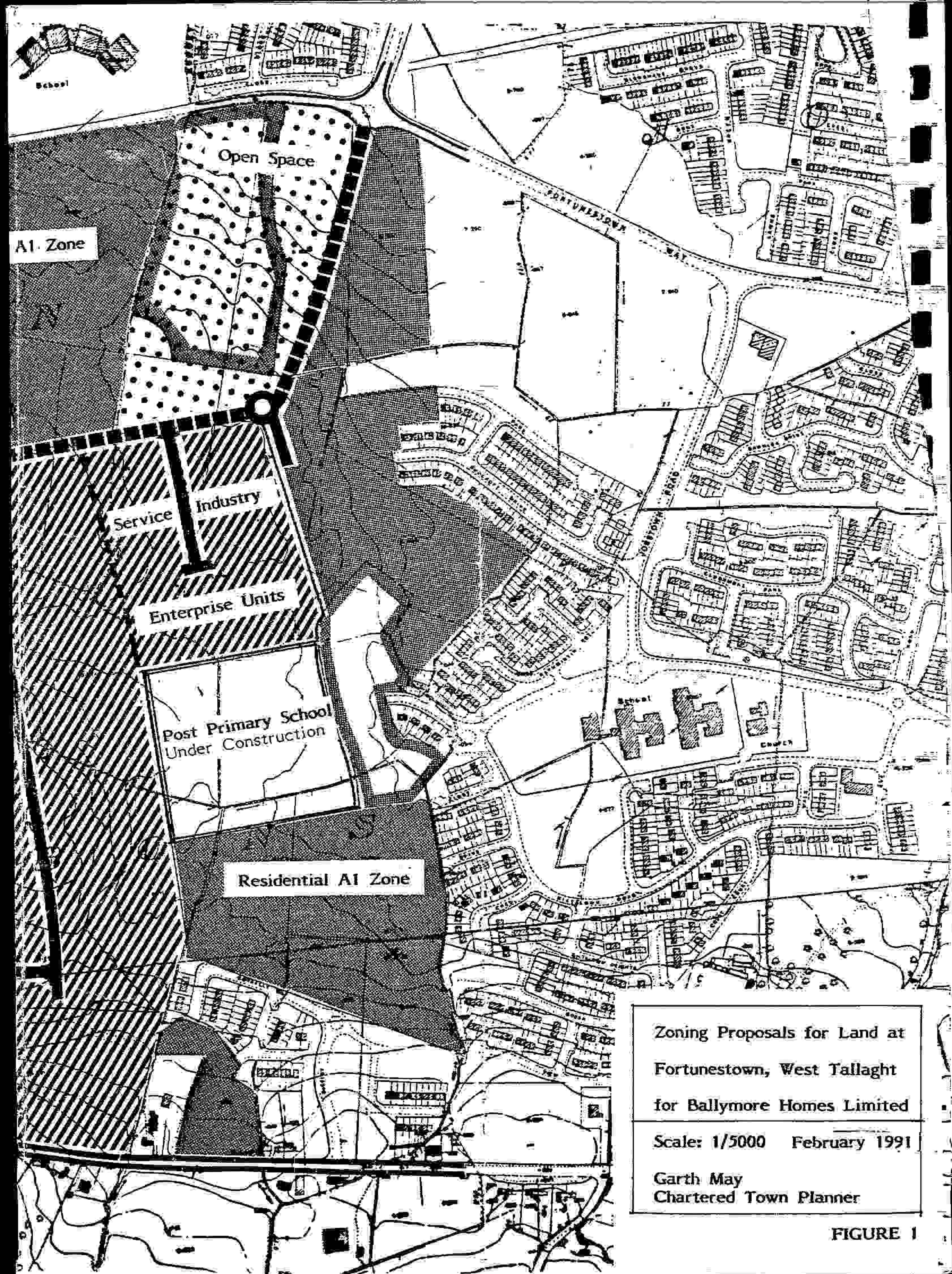
Residential A1 Zone

Adjoining Land
A1 Zone

Access Road

BLESSINGTON ROAD





Zoning Proposals for Land at
 Fortunestown, West Tallaght
 for Ballymore Homes Limited
 Scale: 1/5000 February 1991
 Garth May
 Chartered Town Planner

FIGURE 1

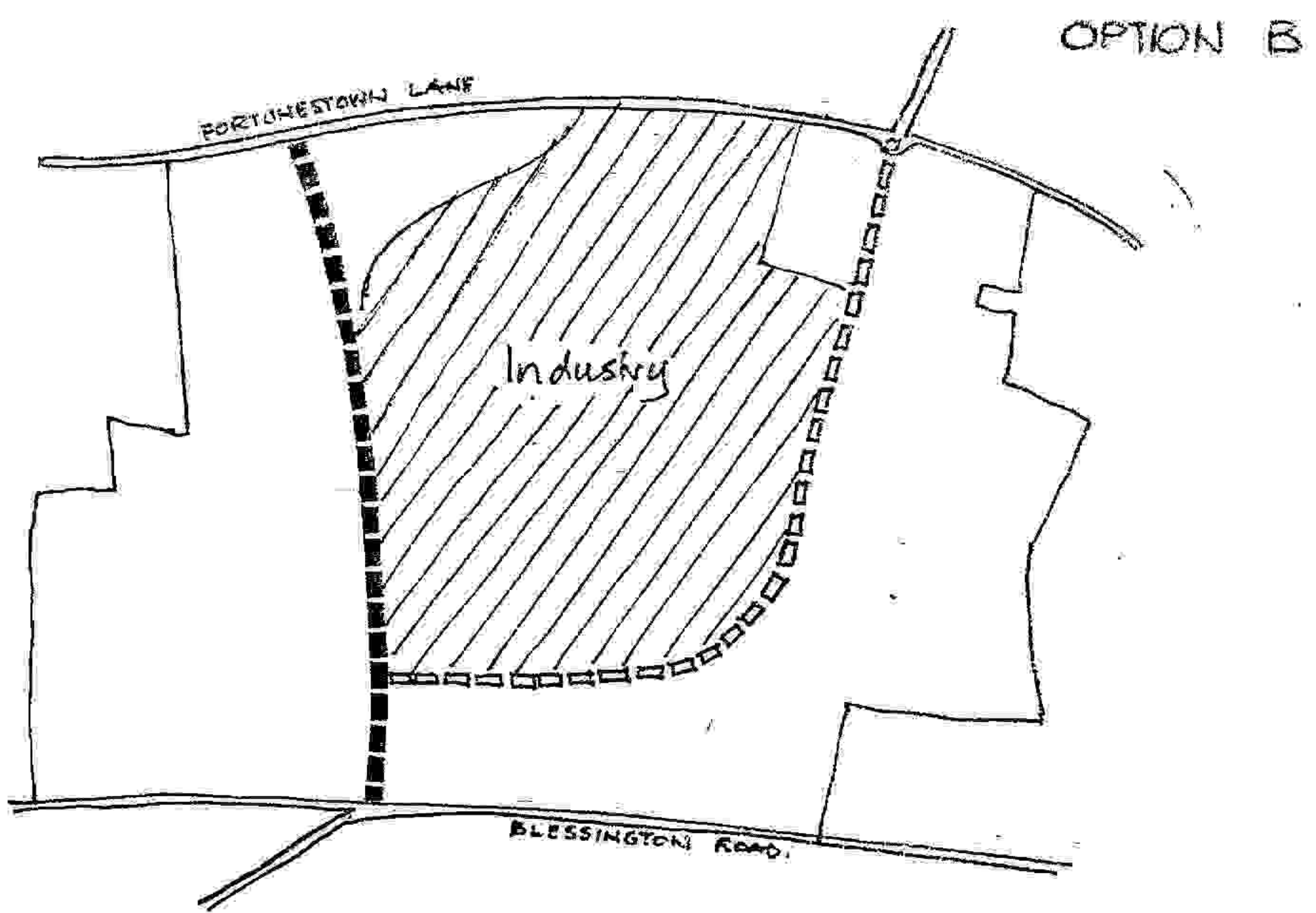
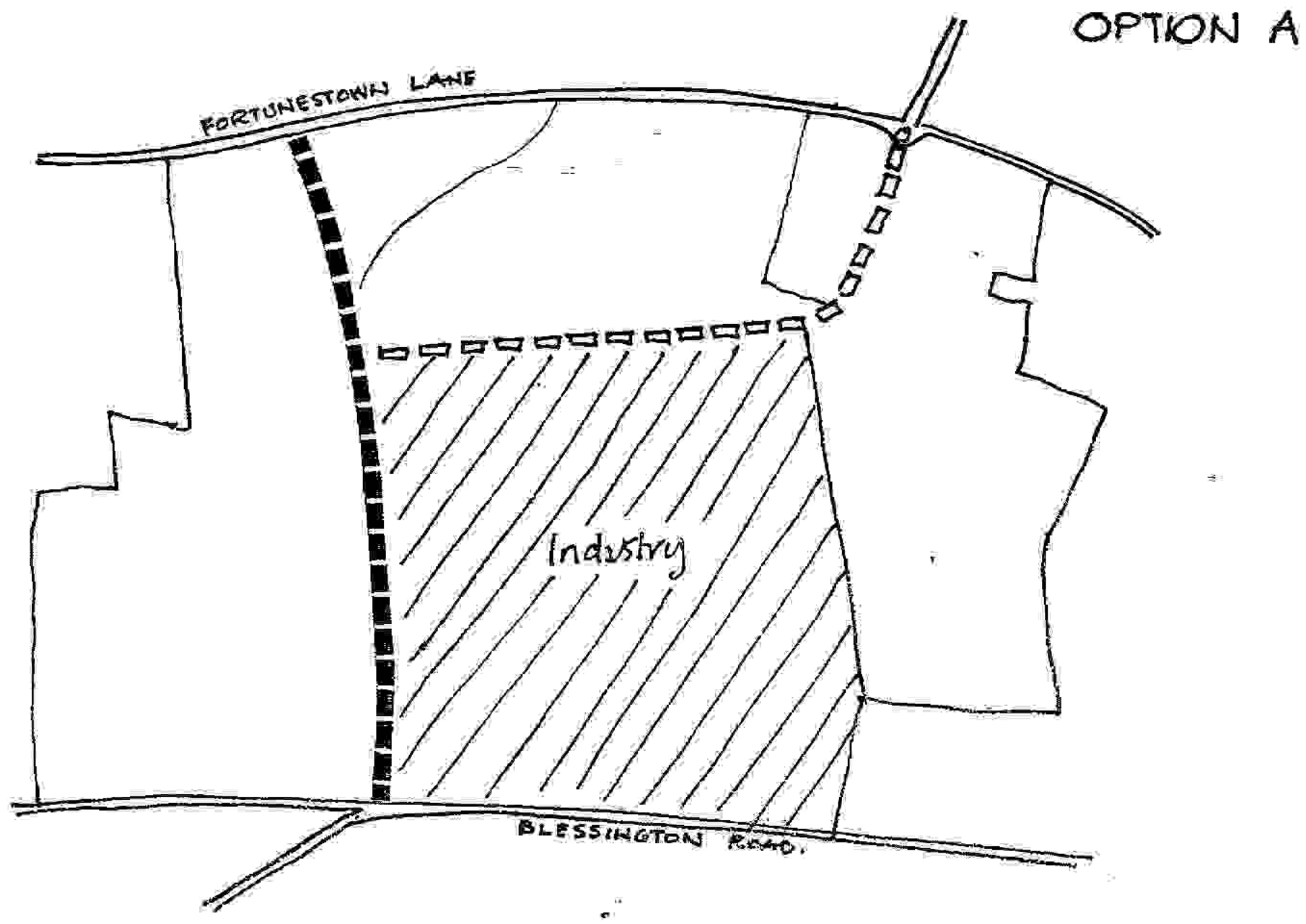


FIGURE 2

WORLDWIDE

DISCOUNT WORLDWIDE FARES
Africa, Far East, S. America.
Contact the professionals at
Hewetts Travel (est. 1902) 37
College Green D2 - 712000.
ROUND THE WORLD from
£1,121. Tel. 364631.

WESTMEATH

FARMHOUSE B/B ideally situ-
ated for coarse fishing, all rooms
en suite. Collinstown. Ph
044/66316.
LOUGH ENNELL B berth mobile
homes, own bathroom, fully
equipped. Tel 044-40618.

342 LEGAL NOTICES

Notice of Marriage
TO: R. V. H. DOWNEY LL.B.
Registrar of Marriages for
the District of Dublin.
I, TONY MADDEN, of 12,
Beechwood Park, Dublin 6, Sales
Person, aged over twenty-one years
of age, give Notice that I intend to
marry by Licence, **ERIKO**
TSUGAWA of same address, aged
over twenty-one years of age, at
your office 31, Molesworth Street,
Dublin 2.
Dated this 14th day of March,
1991.

In the Matter of the
COMPANIES ACTS 1963 TO 1990
And in the Matter of
ROSEHEATH ASSOCIATES
LIMITED

(In Voluntary Liquidation)
NOTICE is hereby given pursuant
to Sections 273 and 305 of the
Companies Act 1963 that a Final
Meeting of Members and Creditors
of the above named Company will
be held at 38/39 Washington Street,
Cork on Friday the 19th April, 1991
at 4 p.m. for the purposes of having
an account laid before them
showing the manner in which the
winding up has been conducted, and
the property of the Company
disposed of, and hearing any
explanations which may be given by
the Liquidator, and also determin-
ing the manner in which the books
and documents of the Company and
of the Liquidator should be
disposed of.
Dated this 15th day of March,
1991.

EDMOND P. CAHILL, F.C.A.,
Liquidator,
38/39 Washington Street,
Cork.

An Chulri Chuarda
(THE CIRCUIT COURT)
SOUTH EASTERN CIRCUIT
COUNTY OF TIPPERARY
In the Matter of
THE LICENSING ACTS, 1833 to
1962

And in the Matter of
SECTION 2 OF THE LICENSING
(IRELAND) ACT, 1902 AS
AMENDED BY SECTION 23 OF
THE INTOXICATING LIQUOR
ACT, 1960

And in the Matter of
An Application of
MAURA O'BRIEN
Notice of Application
TAKE NOTICE that Counsel on
behalf of the Applicant will apply to
the Circuit Court, sitting at The
Court House, Kilkenny on Tuesday
the 9th day of April, 1991 at 11
o'clock in the forenoon or as soon
thereafter as Counsel may be heard
for an Order that the Court may
grant the Applicant a Certificate to
enable the Applicant to obtain an
Excise License to sell Intoxicating
Liquor upon the premises known as
"The Jury Room" situate at
Ballynonty, Thurles in the County
of Tipperary within the South
Eastern Circuit which said Applica-
tion shall be made at Kilkenny by
leave granted by the Honourable
Court sitting at Thurles on the 12th
day of March, 1991.

AND TAKE NOTICE that upon the
hearing of this Application the
Applicant will reply upon the fact
that the premises were licensed
during the previous five years.
Dated the 12th day of March,
1991.

SIGNED MAURA O'BRIEN
Applicant
SIGNED O'CONNOR, TORMEY &
COMPANY,
Slievenamon Road,
Thurles,
Co. Tipperary,
Solicitors for the Applicant
TO: All to whom it may concern.

In the Matter of the Intoxicating
Liquor Act, 1883 to 1988
And in Particular in the Matter of
Section 13 of the Intoxicating
Liquor Act, 1960.

TAKE NOTICE that Clonlara
Leisure Limited having its regis-
tered office at 5, Michael Street,
Limerick, intends to apply to the
Circuit Court at Limerick on the 9th
day of April, 1991 or on such day
thereafter as the application may be
taken in its order in the Court list
for a new Excise Licence (com-
monly called "an Ordinary Publi-
can's Licence") in respect of the
Applicant's premises situate at
Illanyregan, Clonlara, County
Clare.

Signed:
O'Brien-Kelly, Dalton & Hogan,
Solicitors for the Applicant,
5, Michael Street,
Limerick.
To Whom It May Concern

In The Matter of
THE COMPANIES ACTS
1963 TO 1990

And
In The Matter of
ELECTRIC CABLES &
EQUIPMENT LIMITED
NOTICE IS HEREBY GIVEN
pursuant to Section 266 of the
Companies Act 1963 that a Meeting
of the Creditors of the above named
company will be held at the Royal
Dublin Hotel, O'Connell Street,
Dublin 1, on the 28th March, 1991 at
12.15 p.m. for the purposes set out
in Section 267 and 268 of the said
Act.

By Order of the Board.
Date: This 15th day of March,
1991.

In the Matter of
THE COMPANIES ACTS 1963-1990
And in the Matter of
MAPLE JOINERY LIMITED,
HOBSON BROTHERS LIMITED,
SUPERIOR NAMEPLATES
LIMITED,
EMCO CLEANING SUPPLIES
LIMITED

(All in Voluntary Liquidation)
NOTICE is hereby given pursuant
to Sections 273 and 305 of the
Companies Act 1963 that the Final
Meeting of Members and Creditors
of the above Companies will be held
at 60 Upper Grand Canal Street,
Dublin 4 on 15th April, 1991 at 10.00
a.m. and 10.15 a.m., 10.30 a.m. and
10.45 a.m., 11.00 a.m. and 11.15 a.m.,
11.30 a.m. and 11.45 a.m. respec-
tively for the purpose of receiving
the Liquidator's account showing
the manner in which the winding-up
has been conducted and the
property of the Company disposed
of and of hearing any explanations
which may be given by the
Liquidator and also of determining
the manner in which the book,
accounts and documents of the
Company and of the liquidation
thereof shall be disposed.
Dated this 4th day of March, 1991.

PATRICK MAGUIRE,
Liquidator,
60 Upper Grand Canal Street,
Dublin 4.

In the Matter of
THE COMPANIES ACTS 1963-1990
And in the Matter of
CUFFLEY LIMITED

NOTICE is hereby given pursuant
to Section 266 of the Companies
Acts 1963-1990 that a Meeting of
Creditors of the above named
Company will be held at Buswells
Hotel, 25 Molesworth Street, Dublin
2, on Friday, 29th March, 1991 at
12.00 noon for the purposes
mentioned in Sections 267 and 268
of the Companies Acts 1963-1990.

By Order of the Board.
Dated this 14 day of March, 1991.

In the Matter of
THE COMPANIES ACTS
1963 TO 1990

And in the Matter of
DELTA CABLES LIMITED
NOTICE is hereby given pursuant
to Section 266 of the Companies Act
1963 that a Meeting of the Creditors
of the above named company will be
held at Royal Dublin Hotel,
O'Connell Street, Dublin 1, 28th
March 1991 at 11.00 a.m. for the
purposes set out in Section 267 and
268 of the said Act.

BY ORDER OF THE BOARD
Dated: This 15th day of March 1991.

343 PUBLIC NOTICES

BALLINASLOE UDC
DISCHARGE OF EFFLUENT TO
PUBLIC SEWERS

A. T. CROSS LIMITED hereby give
notice that we are applying to
Ballinasloe UDC for a licence to
discharge a treated effluent from an
electro plating process at our
premises at Deerpark, Ballinasloe,
Co. Galway, to the public sewer.

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

In accordance with the provisions of
the Local Government (Planning
and Development) Acts, 1963 to
1990, notice is hereby given that
Galway Corporation has prepared
"Amendments to the Galway
County Borough Draft Development
Plan, 1988 (March, 1991)". A copy
of the said amendments to the Draft
Development Plan will be available
for public inspection during office
hours at the Planning Office,
Galway Corporation, City Hall,
College Road, Galway from 15th
March, 1991 to 19th April, 1991.
Objections or representations made
in writing during the said period
with respect to these amendments
to the Draft Plan will be taken into
consideration before the Develop-
ment Plan is made. Copies of the
amendments are available on
payment of a fee of £10.00 per copy.
S. Keating
Galway City Manager
and Town clerk.

comhairle chontae
chill chainnigh

DUBLIN COUNTY COUNCIL
LOCAL GOVERNMENT
(PLANNING AND DEVELOPMENT)
ACTS, 1963-1990

MATERIAL CONTRAVENTION
OF T.I.E.
DEVELOPMENT PLAN FOR
COUNTY DUBLIN

Reference No. in Register:
91A/0236

NOTICE is hereby given pursuant
to Section 26(3) of the Local
Government (Planning and Develop-
ment) Act, 1963, as amended by
Section 39 (d) of the Local
Government (Planning and Develop-
ment) Act, 1976 that Dublin
County Council intend to consider
deciding to grant permission for:-

"Development works and
services for industrial and
employment related develop-
ment on approximately 46
hectares of land at Fortunes-
town, Jobstown, Gibbons Town-
lands at Tallaght, Dublin 24 on
behalf of the applicants
Ballymore Homes Ltd. This
application includes an Envi-
ronmental Impact Statement."

Such development would contra-
vene materially the Development
Plan referred to above. Particulars
of the development proposed may
be inspected at the Council's
Planning Office, Irish Life Centre,
Lower Abbey Street, Dublin 1,
during office hours. Any objections
or representations received not
than twenty-one days after the 15th
March, 1991 will be duly considered
by the Planning Authority.

A. SMITH
Principal Officer
Date: 15 March, 1991.

Limerick Prison, Mulgrave
43421.
Cork Prison, Rathmore Road, Cork. Ph
Arbour Hill Prison, Arbour Hill, Dublin.
Place of Detention, Wheatfield, Clon
Dublin 22. Phone (01) 6260011.
Portlaoise Prison, Portlaoise, Co. Laois
Shelton Abbey, Arklow, Co. Wicklow.
Loughan House, Blacklion, Co. Cavan.
Shanganagh Castle, Shankill, Co. Dub
Fort Mitchel, Spike Island, Cobh,
371027.

Prison Service Training Centre, -Be
Phone (0502) 20240.

Full particulars and form of
obtained from each Institution.
Sealed Tenders addressed to the S
Justice, Room 321, 72/76 St. Step
endorsed "TENDERS: PRISONS"
Department not later than 12 noon on

DEPARTMENT OF
EDUCATION
BUILDING CONTRACT

Sealed tenders to the Secretary,
Department of Education,
Marlborough St., Dublin 1 and
receivable up to noon on **24th**
April, 1991 are invited for the
erection of an extension to
Burchurch National School, Co.
Kilkenny, in accordance with
plans, specifications and
conditions of contract exhibited at
the residence of

Very Rev. Mons. James Carey, P.P.,
Parochial House,
Cullinstown,
Co. Kilkenny.

Plans and specifications may be
obtained from the Secretary,
Department of Education,
Marlborough St., Dublin 1.
Contractor must have a C2 or
produce a Tax Clearance
Certificate before tender
acceptance.

The lowest or any tender will not
necessarily be accepted.

COMHAIRLE CHONTAE CHILL
CHAINNIGH
KILKENNY COUNTY COUNCIL
NOTICE TO BUILDING
CONTRACTORS
New Council Offices, Kilkenny
County Council

Kilkenny County Council
intend to restore John's
College, John Street, Kilkenny,
for the purposes of providing
new Council Offices. The
project also provides for an
office block extension of 1,400
square metres, cars parking for
90 cars and extensive site
landscaping.

A panel of competent building
contractors will be selected to
tender for this project.
Contractors wishing to be
considered should apply to The
Secretary, Kilkenny County
Council, John's Green,
Kilkenny, not later than 12.00
noon on Friday, 5th April, 1991,
giving details of previous
similar contracts completed.
Envelopes should be marked
"New Council Offices".

T. Boyle,
County Secretary,
Council Offices,
John's Green, Kilkenny.

CLASSIFIED
7789

COMHAIRLE CHONTAE ATHA CLIATH

(DUBLIN COUNTY COUNCIL)

PLANNING APPLICATION FORM

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

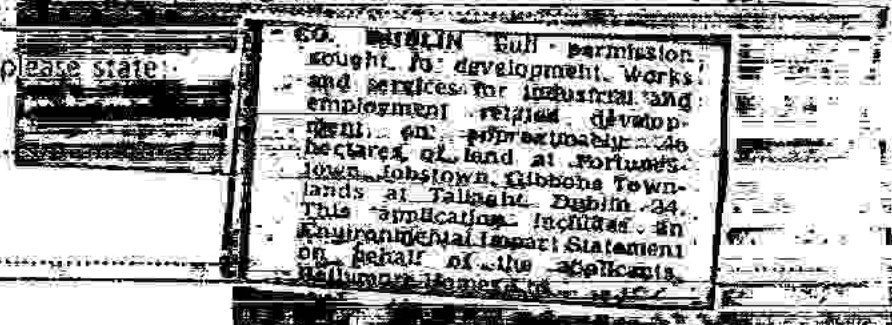
3. Name of applicant (Principal not Agent) BALLYMORE HOMES LTD.
Address BALLYMORE EUSTACE · CO. KILDARE Tel. No. 045-64411

4. Name and address of person or firm responsible for preparation of drawings GARTH MAY & OTHERS - SEE COVERING LETTER
Tel. No. 955132

5. Name and address to which notifications should be sent GARTH MAY
HAWTHORNS · TICKNOCK · SANDYFORD · CO. DUBLIN ·

6. Brief description of proposed development DEVELOPMENT WORKS AND SERVICES FOR INDUSTRIAL AND RELATED USES ON 46 HECTARES.

7. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used —
(b) Proposed use of each floor —



8. Does the proposal involve demolition, partial demolition, or change of use of any habitable house or part thereof? NO

9. (a) Area of Site 46 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.

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:

13. List of documents enclosed with application. NEWSPAPER ADVERTISEMENT. I. PRESS 23.2.91
4 COPIES OF PLANS
Environmental Impact Statement

14. Gross floor space of proposed development (See Back) — Sq. m.
No. of dwellings proposed (if any) — Classes of Development —
Fee Payable £ 2300 Basis of Calculation 46 hectares x £50 Sq. m. 31896
If a reduced fee is tendered details of previous relevant payment should be given.

Signature of Applicant (or his Agent) Cartman Date 25th February 1991

Plan No. P

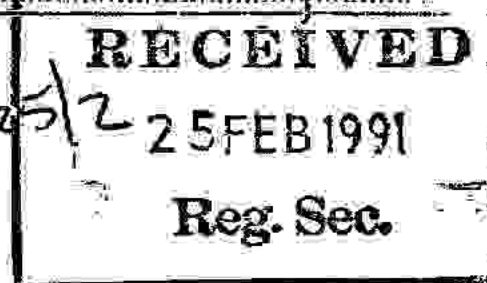
FOR OFFICE USE ONLY

History 91A/0236

Amount Received £ 21-11

Receipt No. 24.10

Checked —



COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY **DUBLIN COUNTY COUNCIL**

46/49 UPPER O'CONNELL STREET

DUBLIN 1

Issue of this receipt is not an
acknowledgement that the fee
incurred is the prescribed application
fee. N° 31396

CASH

CHEQUE

M.O.

B.L.

I.T.

Received this

25th day of July

19

from

R. H. James Ltd
Rathmore, Enniscorthy, Co. Kildare

the sum of

Three hundred

Pounds

Pence, being

Application at Fortescue, Tolstons, + O'Leary, West Tallaght
Dublin 24

Michael O'Hart

Cashier

S. CAREY

Principal Officer

GARTH MAY FRTP1

TOWN PLANNING CONSULTANT

25th. February 1991

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 Full Permission for Development Works and Services
at Fortunestown, West Tallaght.

Dear Sir,


Please find enclosed completed application for the above, including:

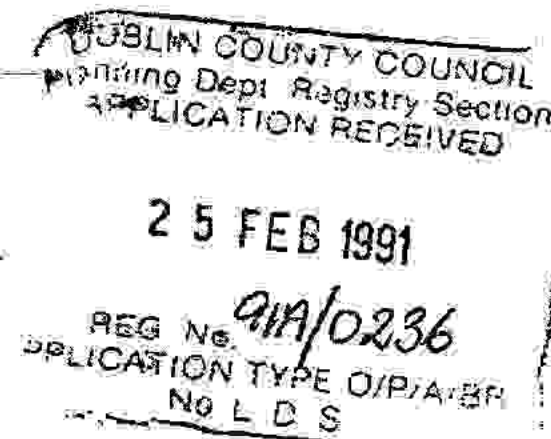
1. Newspaper advertisement, Irish Press dated 23.2.1991.
2. Application Form
3. Four copies of all plans.
4. Environmental Impact Statement comprising four Reports.
5. Planning Application fee for £2300.00.

The preparation of this Application and Statement has been carried out
by the following:

Garth May, Chartered Town Planner.
R. Bergin, Consulting Engineer.
M. McNicholas, Traffic Consultant.
J.M. McConville & Associates, Consultant Arborist.

Yours faithfully,


Garth May.

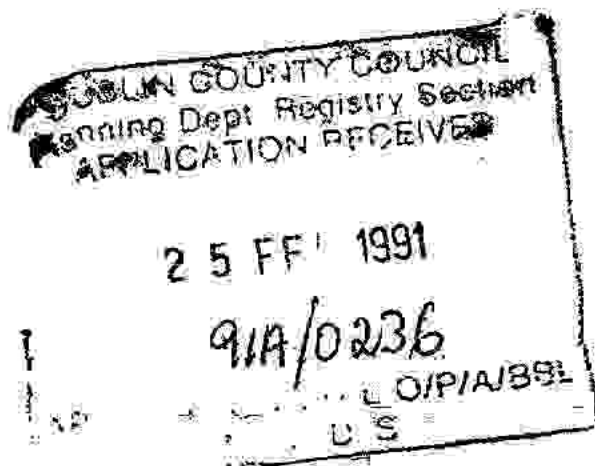


Newspaper Advertisement
Application Form
Covering letter.

4 Copies of Site layout

4 Copies of Planning Report

4 Copies of landscape Report.



VISUAL AND LANDSCAPE ASSESSMENT
(Including FLORA and FAUNA)

of

LANDS AT FORTUNESTOWN IN WEST TALLAGHT

FOR PROPOSED DEVELOPMENT

BY BALLYMORE HOMES LIMITED

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED

25 FEB 1991

91A/0236
REGISTRATION
APPLICATION TYPE O/P/A/BBL
S

J.M. McCONVILLE & ASSOCIATES

FEBRUARY 1991

INTRODUCTION

SITE DESCRIPTION

The site comprises 260 acres between the Blessington Road to the south, Fortunestown Lane to the north and is situated west of Jobstown. The site slopes down from south to north, with an area of high ground to the middle.

The current land use is mainly arable agricultural, with some areas of derelict land.

The land is sub-divided into fields by typical agricultural hedgerows of Hawthorn and Ash. There are also a number of drainage ditches forming small streams along the boundary hedges.

VEGETATION ANALYSIS

See Diagrams A and B

For the purpose of this report the site is sub-divided into sections corresponding with the planning divisions:

Residential, Local Centre, Open Space and Industrial.

Section One: Residential.

This section is between the existing residential area and the school. The boundary to the south is a double dyke of mounded earth with no vegetation. The eastern section of this boundary is undulating waste ground, with gorse starting to colonise the spoil heaps. This waste ground continues along the eastern boundary to the Kiltalown Housing Estate. The boundary to the school is currently a chain link fence.

Section Two: Industrial.

All the existing hedgerows in this section are typical agricultural hedges that have not been managed (trimmed annually, coppiced or gapped up) in the recent past. They have become tall and overgrown and gaps have formed.

Hedge C-C is Hawthorn, with some Blackthorn and Gorse, with Ash, Elder and small amounts of Beech and Sycamore as semi-mature trees (saplings).

Hedge D-D is the same composition but has been damaged by fire in sections.

Hedge E-E is mainly Hawthorn and Ash overgrown at its base with briars.

Hedge F-F is also an unmanaged boundary of Hawthorn and Ash.

Hedge G-GI is not as overgrown as the others, it is Hawthorn and Ash and has suffered considerable fire damage.

Hedge H-HI is similar to G-GI and has also suffered extensive fire damage.

Boundary I-I is mostly derelict, with only small sections of typical hedgerow left.

Hedge M-MI is a well managed, trimmed hedge of Hawthorn in good condition, but of limited wildlife value.

Hedge S-SI is the smaller section of this hedgerow, which comprises Hawthorn, Blackthorn and Elder in very poor condition.

Hedge T-TI is similar to S-SI, with a few dead Elms.

Hedge W-W is a typical hedgerow, in poor condition.

Hedge X-X is similar to W-W, with mature Ash in the corner where it joins W-W.

Hedge Z-Z is Hawthorn and Ash with Willow where it bounds the wet area.

The field adjoining the existing housing development to the east is currently derelict, the field boundaries are gone and scrub Gorse is colonising the ground between the existing service road.

The boundary to the Blessington Road is also devoid of vegetation.

The western boundary hedge is still intact, comprising Hawthorn with semi-mature and mature Ash.

West of this hedge are three fields, sloping down from the Blessington Road. The fields are enclosed by typical hedgerows, with some semi-mature and mature Ash. The lower enclosures are very wet and surrounded by very poor quality hedge, with one or two mature Ash.

West of this are two fields at the rear of existing buildings. The western boundary is Hawthorn and mature Ash along the field behind the existing house, it then changes to a wide unmanaged division of Hawthorn, Blackthorn, Ash, Willow and Alder and the northern corner is very wet swampy ground. The northern boundary comprises Hawthorn and Ash with Willow and adjoining a small pond and swamp surrounded by a Hawthorn hedge.

Section Three: Residential.

This section is a continuation of an existing residential area. The boundary to the existing houses is a zone of derelict land with mounds of spoil. To the rear of the houses on Suncroft Drive is a poor quality Hawthorn hedge. The rest of the area has a number of existing field boundaries.

Hedge L-L is a typical Hawthorn and Ash boundary in poor condition. Hedge N-N is the western boundary of the field. It is a Hawthorn hedge in fair condition, the southern boundary to the Fortunestown Road is a mound of spoil. The eastern boundary, Hedge O-O, is similar to N-N.

Section Four: Open Space.

This section is divided by a hedge marked P-P, it is typical Hawthorn hedge in poor condition, not suitable for retention in the Open Space. The eastern boundary to the Open Space marked Q-Q is similar and in poor condition.

Section Five: Residential and Local Centre Facilities.

The northern boundary of this section is drawn across field boundaries and has no vegetation. The area is sub-divided by the continuation of hedges G-G, S-S, H-H and T-T. These are described in Section Two.

Section Six: Residential.

This area comprises nine fields. The enclosure at the south end fronting the Saggart Road is undulating and surrounded by Hedgrows. The eastern end is Hawthorn and mature Ash, the boundary to the road is semi mature managed Ash in good condition, which offers valuable screening. To the west of the field is an area of scrub, Elder, Hawthorn and Ash.

The adjoining field to the north is enclosed by a sparse Hawthorn hedge in poor condition to the north and west. The eastern boundary is a continuation of the first enclosure.

Section Six: Residential, continued.

The boundaries to the remaining fields are very similar, and include an area of scrub, comprising Gorse, Elder and Ash. This has recently been burnt. Where sections of the field are wet there are Willows in the hedgerows. The western boundary to the site has a number of mature Beech, Ash and Sycamore among the Hawthorn hedge. One field adjoining the western boundary is an area of waste, derelict ground with mounds of spoil. Gorse and Elder are establishing on the mounds and Hawthorn and Ash are spread out from the hedges. This section is bounded to the east and north by water courses.

FLORA AND FAUNA

FLORA:

As the lands are being used for arable agriculture, there are no associated grass land species. While the areas of nutrient deficient spoil have been colonised by Gorse, there is no evidence of other pioneer species. The wet areas do not appear to have any significant wet land species. The remaining flora is described in detail under Existing Vegetation.

FAUNA:

The current land use of arable farm land enclosed by hedgerows gives rise to limited wildlife potential. The hedgerows provide habitats for a wide variety of native birds, birds of prey, game birds, small mammals (field mice, rabbits and foxes) and insects. They also provide corridors for the movement of game and wild life.

WATER COURSES

There are two small water courses which run south to north. These are primarily drainage ditches. They have steep banks and are fast flowing through narrow ditches. Consequentially they have limited ecological value. The water course along the western boundary appears to be polluted.

Section Six: Residential, continued.

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VISUAL ANALYSIS

See Diagrams C and D

The impact of development will be reduced as the site topography limits views from one side of the site to the other.

The low lying sections of the site, towards the centre are also screened from view

External views into the site are limited and screened by adjoining development or road boundaries.

Boundary planting and landscaping in relation to future development will form an essential element in the detailed design in order to integrate the built environment into the landscape.

CONCLUSIONS AND MITIGATION MEASURES

There is no significant vegetation on the site and the topography allows for the development to be integrated into the natural landform. Extensive new landscaping around the proposed buildings and groups of buildings will reduce the visual impact caused by the removal of the existing poor quality hedgerows.

By re-directing existing water course and the creation of a balancing lake, the ecological quality will be improved.

The establishment of a heavily planted strip alongside the main distributor road, will recreate a wildlife corridor across the site. This has the potential to provide an attractive visual feature in relation to the proposed open water course and cycle way.

GOLDOWN
COMMONS

IR T U N E S T S W

W W IX IX D C



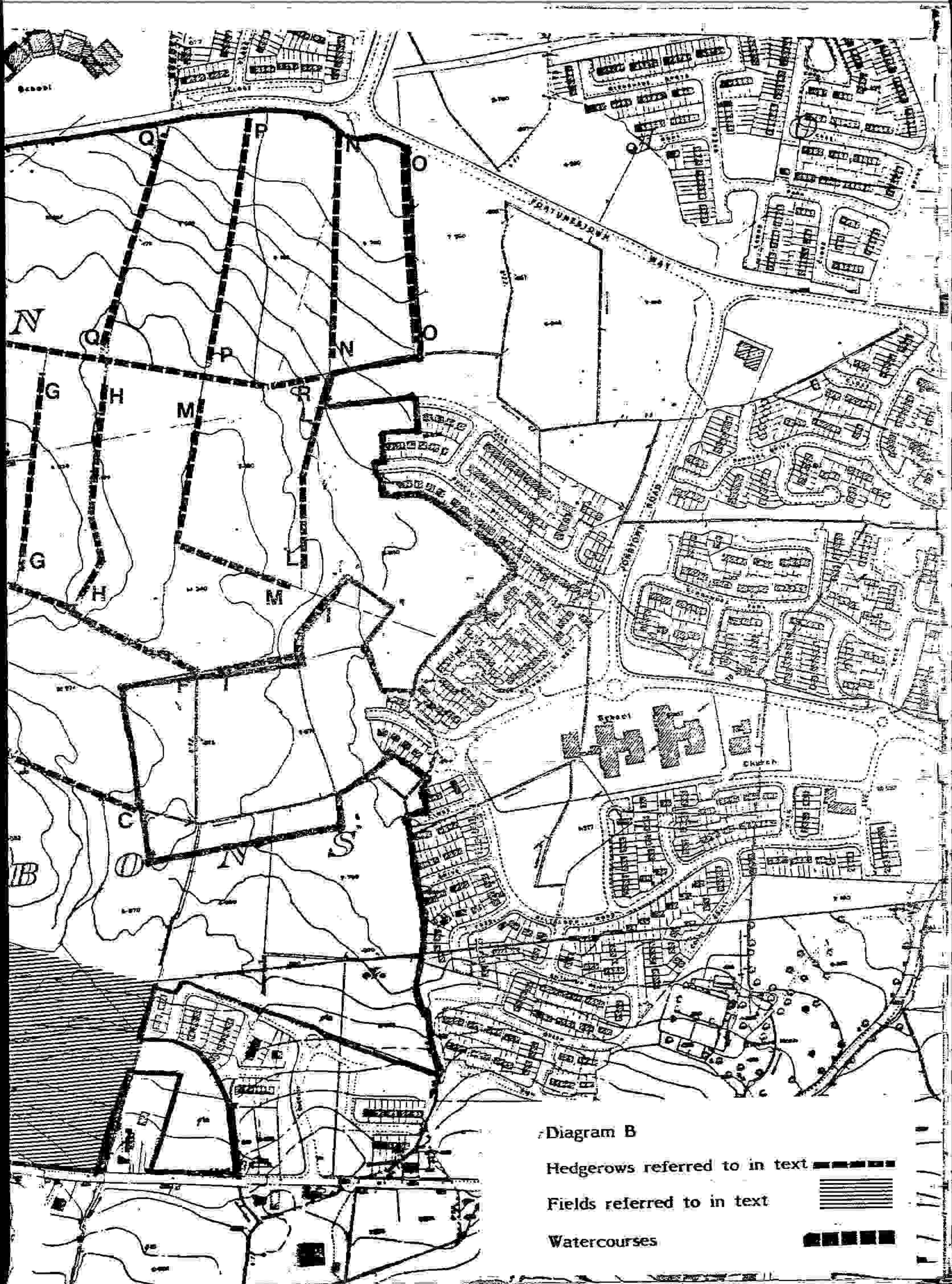




Diagram B

Hedgerows referred to in text 

Fields referred to in text 

Watercourses 

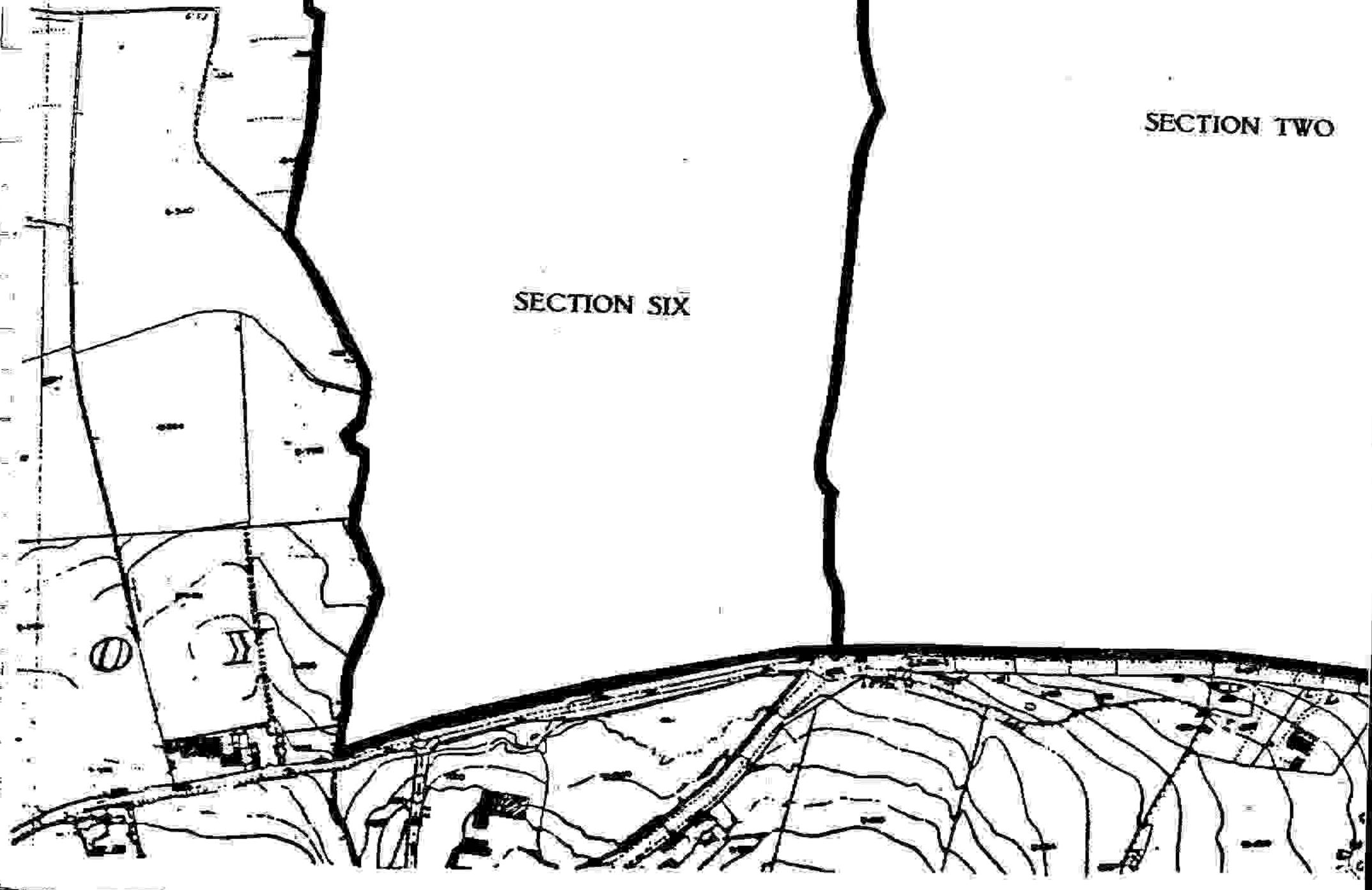
COLDOWN
COMMONS

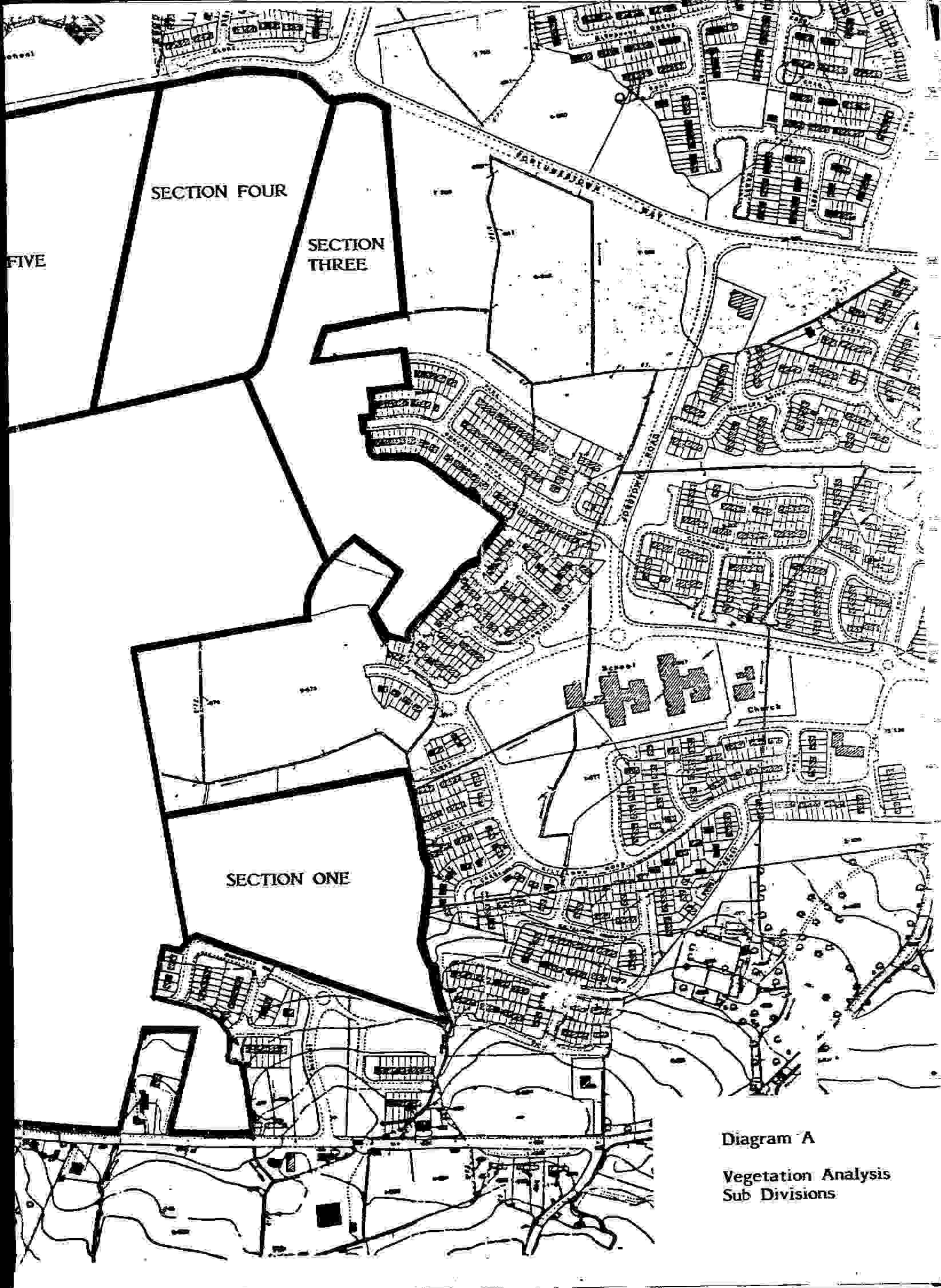
R T U N E S T

SECTION

SECTION TWO

SECTION SIX





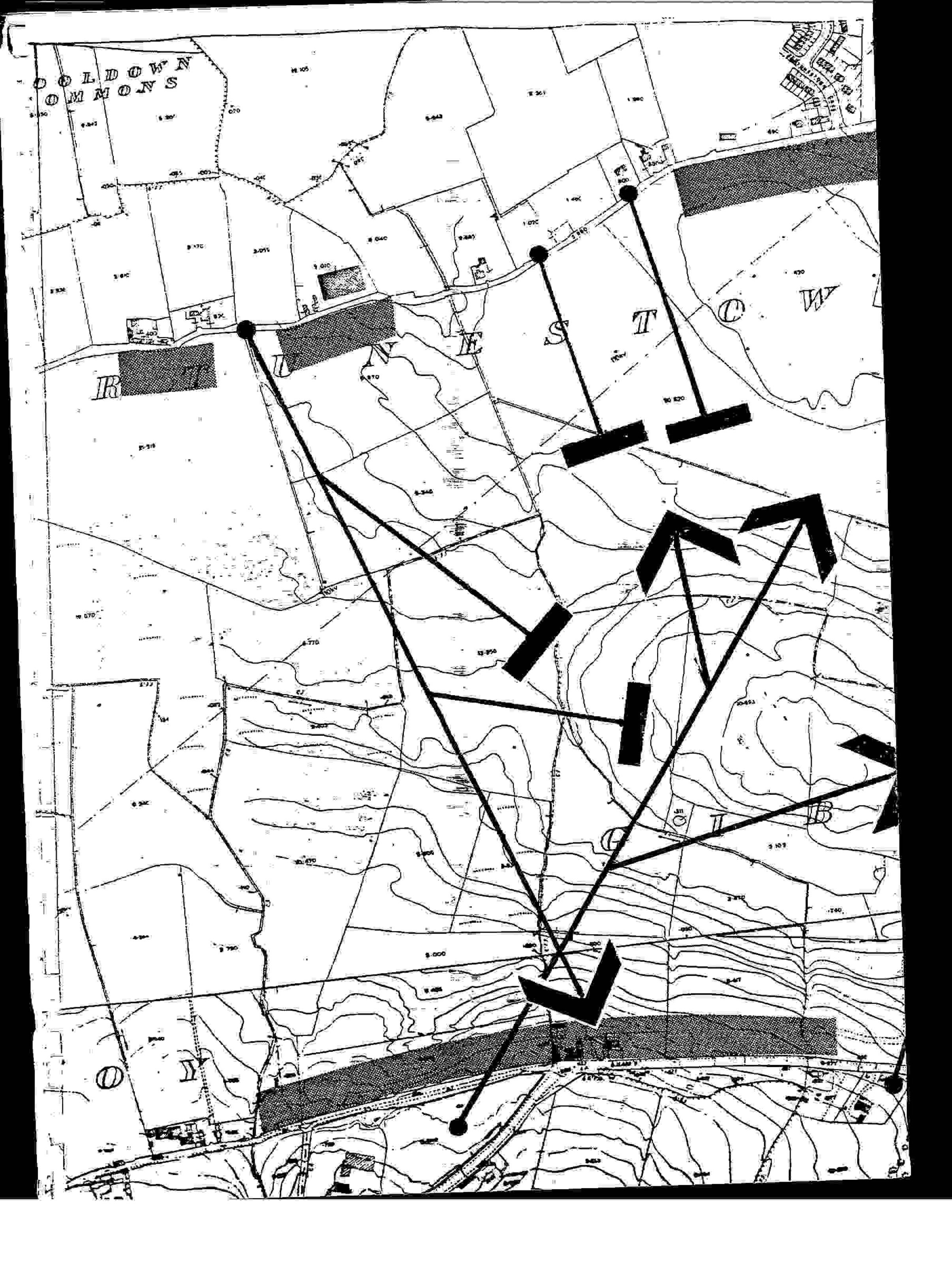
SECTION FOUR

SECTION THREE

FIVE

SECTION ONE

Diagram A
Vegetation Analysis
Sub Divisions



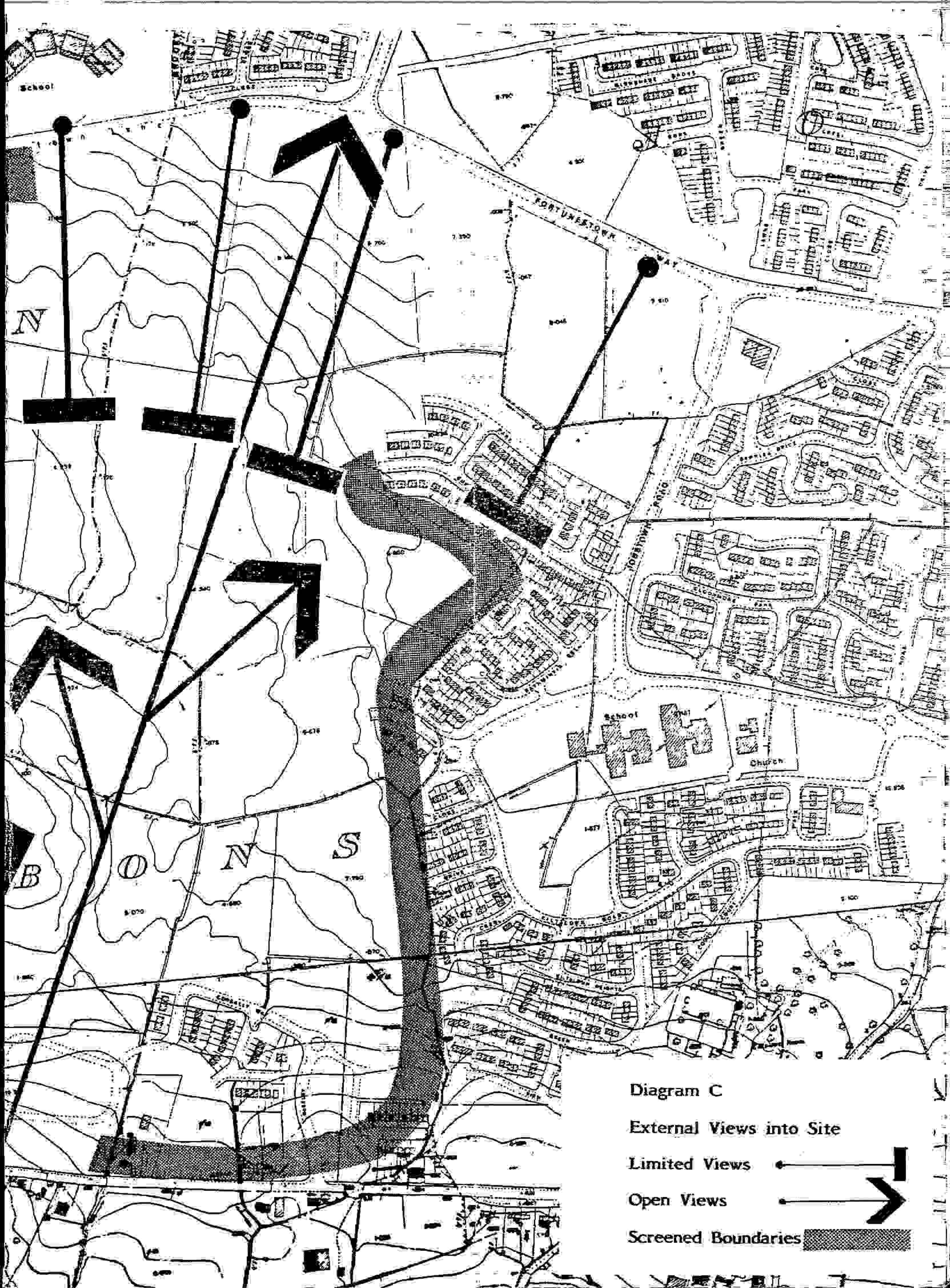


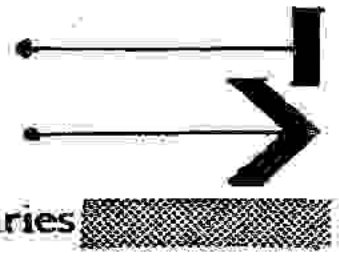
Diagram C

External Views into Site

Limited Views

Open Views

Screened Boundaries



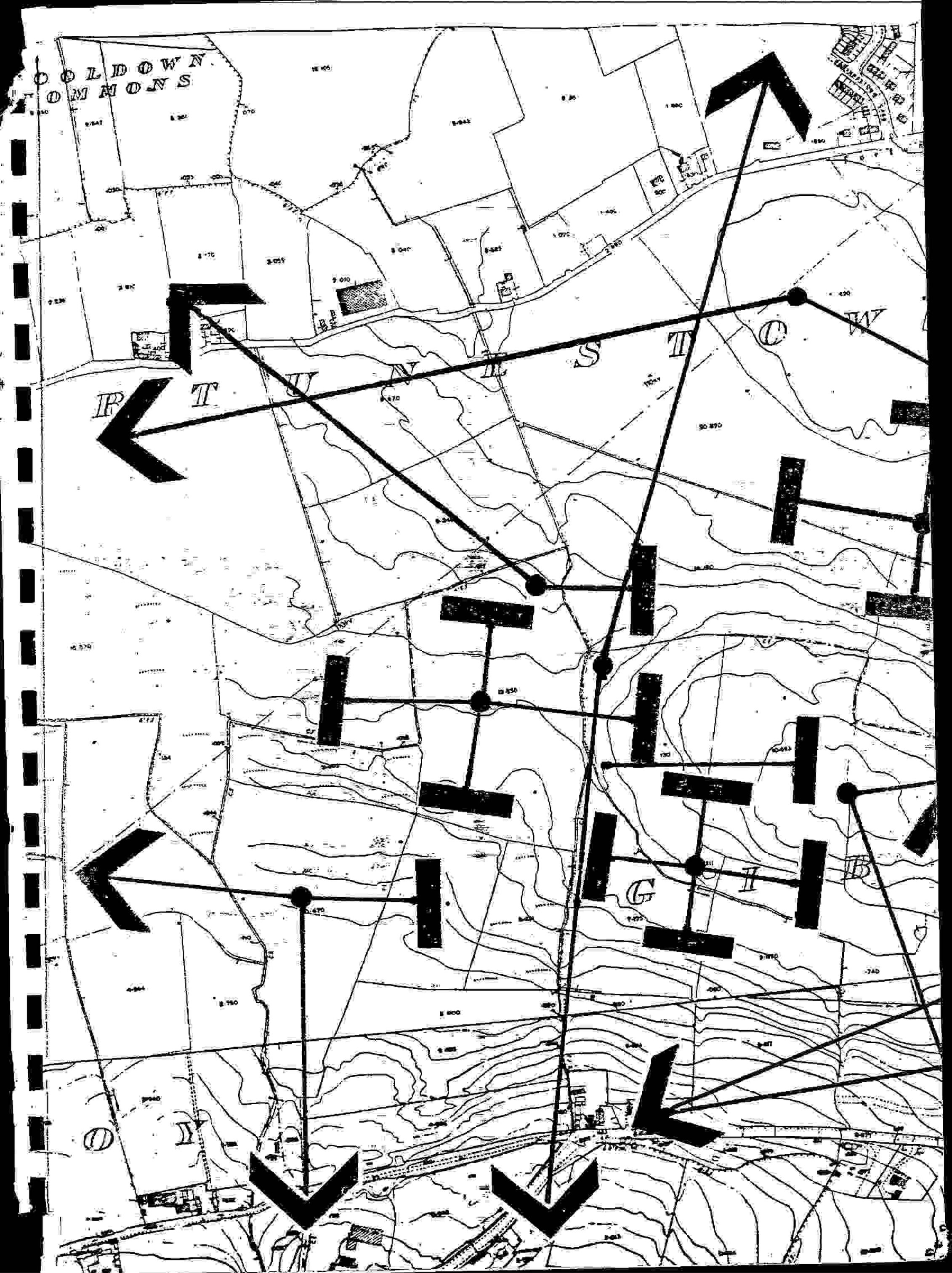




Diagram D

Internal Views from within Site

Limited View

Open View



ENVIRONMENTAL IMPACT
STATEMENT

**INDUSTRIAL AND
EMPLOYMENT RELATED
DEVELOPMENT
AT FORTUNESTOWN,
TALLAGHT, CO. DUBLIN**

ROADS AND TRAFFIC IMPACT

**REPORT PREPARED FOR
BALLYMORE HOMES LTD.
C/O GARTH MAY FRPI,
TOWN PLANNING CONSULTANT,
HAWTHORNS,
TICKNOCK,
SANDYFORD,
CO. DUBLIN.**

DUBLIN COU.
Planning Dept.
APPLICATION

25 FEB 1991

REG No. 911/236
APPLICATION TYPE O/P/A/BBL
No L D S.

**Michael J. MacNicholas BE., MSc., DipTE., FIEL, MIHT.
Chartered Engineer and Traffic Planning Consultant.
Location and Development Consultants Ltd.**

FEBRUARY 1991

1.1 Introduction

The objective of this section of the Environmental Impact Statement is to examine the proposed industrial development at Fortunestown and to consider the impacts that arise from the roads and traffic aspects of proposal. Given the time and information constraints this examination is of an outline nature only. Further detailed information would be supplied if required.

The structure of the section is as follows:

- (i) Description of the proposed development and its proximity to transport facilities.
- (ii) Advantages and disadvantages of the various access alternatives.
- (iii) Traffic on existing roads to be used by proposed development and improvements planned for these roads.
- (iv) Estimation of traffic generated by the proposed development.
- (v) Impact of generated traffic on both internal and external roads and other impacts.

1.2 Proposal

The proposed development of industrial and employment related uses is intended for a site of 114 acres(46 ha) immediately adjacent to the Blessington Road at Fortunestown. The proposed development site forms part of a larger site within the ownership of the developers on which it is intended that housing and other land uses as shown in Figure 1 would be constructed later.

The site is located between Blessington Road to the South, which is a National Secondary Route(N81), and Fortunestown Lane to the North, which is a district distributor route. It has existing housing on or close to its Eastern boundary and undeveloped land to the North and West. In the current Development Plan (1983) the lands are zoned for residential development. In the Draft Development Plan(1990) the suggested zoning for the lands is partly for industrial development and partly for residential development. The current proposal is in effect a rationalization of the area zoning as part of a suggested Action Plan for the area.

The development as can be seen in Figure 1 lies adjacent to a main distributor route, Blessington Road. This in turn connects into the proposed Motorway Ring around the city. By using Belgard Road the proposed site is convenient to the Naas Road, which is one of the most important arterial routes in the country. It is therefore well served by main roads and as a result the proposed land use is appropriate one from a transportation viewpoint.

1.3 Access Alternatives

There are really only two road access possibilities from the proposed development.

- (A) From Blessington Road beside the Saggart Road junction.
- (B) From the junction of Fortunestown Way and Fortunestown Lane.

Long-term it is possible that there would be a third access possibility by extending the straight section of the distributor road from Blessington Road to meet Fortunestown Lane. It is possible also that some of the adjoining housing land would share access through the Jobstown Estate with the Post Primary School.

From a general planning point of view it is important that the development proposed, and the future housing associated with it, would have access from a number of directions. Effectively this means that both of the above alternatives should be used. The other possibilities mentioned are also desirable at a later stage.

In regard to access for vehicles the development proposal is therefore satisfactory. In a similar way pedestrian access to the site, which has even more possibilities than vehicular access, is also satisfactory. The road system which would be provided for access to the development would also serve a function as part of the district distributor road system of the area.

1.3 Existing traffic and planned road improvements

As a general rule the vehicle movements which would be generated by a development such as is proposed would indicate that the morning peak hour is likely to be the critical period. Insofar as interaction with existing roads and traffic is concerned therefore the morning peak is taken as the design period.

COLDOWN
COMMONS

FORTUNESTOWN LANE

Residential

Adjoining Land A1 Zone

R T U N E S T

Local Centre Facilities

Distributor Road

Distributor Road

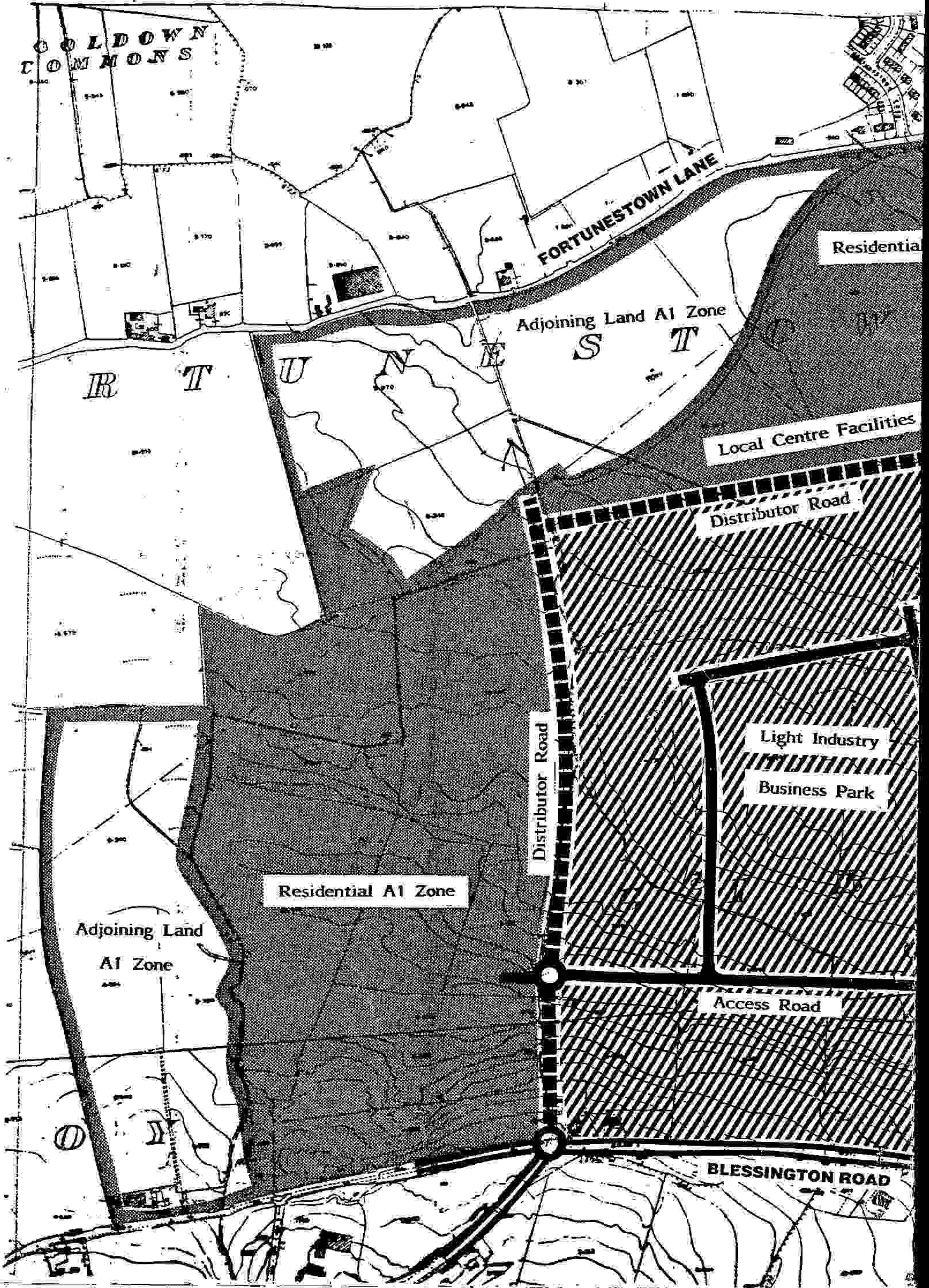
Residential A1 Zone

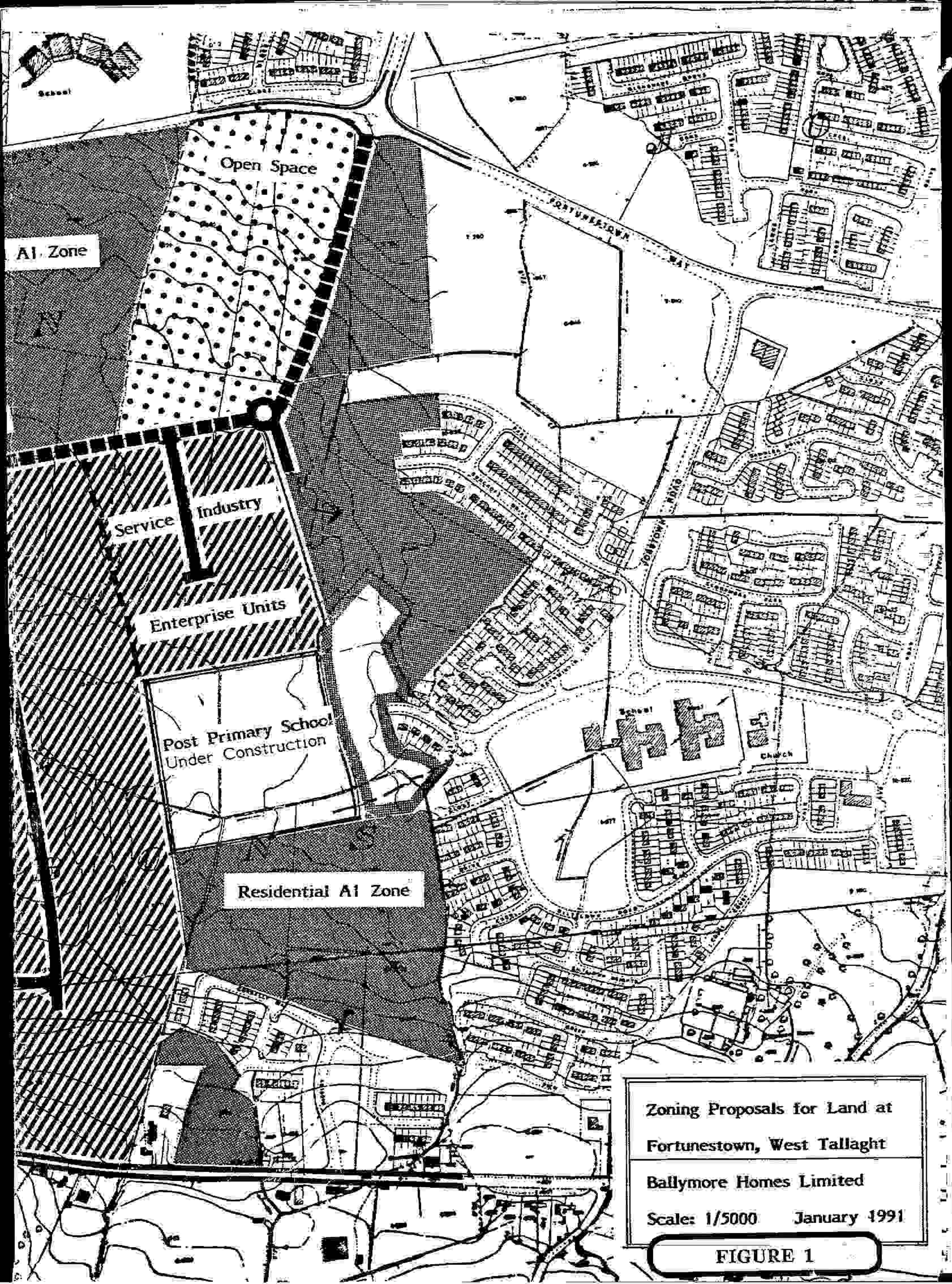
Light Industry
Business Park

Adjoining Land
A1 Zone

Access Road

BLESSINGTON ROAD





AI Zone

Open Space

Service

Industry

Enterprise Units

Post Primary School
Under Construction

Residential AI Zone

Zoning Proposals for Land at
Fortunestown, West Tallaght

Ballymore Homes Limited

Scale: 1/5000 January 1991

FIGURE 1

By far the most important existing road as far as the proposed development is concerned is the Blessington Road (N81). In the vicinity of the site it currently carries about 18,000 pcu's per day (AADT). Dublin County Council have plans to upgrade this section of road to two lane dual carriageway as an extension of Tallaght By-pass. These plans are known to have a high priority. Fortunestown Lane adjacent to the site carries traffic which is estimated to be less than 2000 pcu's per day (AADT). This section has been upgraded to an 8.0m carriageway. ?

1.4 Traffic Generation

In order to consider access arrangements to the proposed industrial development and to the later housing etc., and to assess the impact of traffic from the development, a model to predict traffic generation from the proposed uses has to be developed. Basically traffic generation per unit of development for all types would be expected to be a function of location relative to other land uses, public transport facilities, density and intensity of usage. In the case of housing additional factors such as house value, average incomes etc. would be expected to be important.

For the purpose of estimating traffic generation the following assumptions are made:

(a) Light industrial would have a site coverage of 30%, parking would take up a further 30% and the remaining 40% would be circulation and landscaping.

(b) Housing developments would be at a density of 8 houses per acre gross.

The various areas to be developed, in both this proposal and in further proposals for adjacent zoned lands, together with connections to the main distributor road through the site are shown in Figure 2. These site numbers are then used in Table 1 to identify the various traffic generators.

It is prudent in situations where the precise type of activity to be carried on, for example with the proposed light industrial development, to take conservative values. The values given in Table 1 therefore are therefore not likely to be exceeded for the anticipated type of development.

In the case of housing surveys carried out at 13 different housing

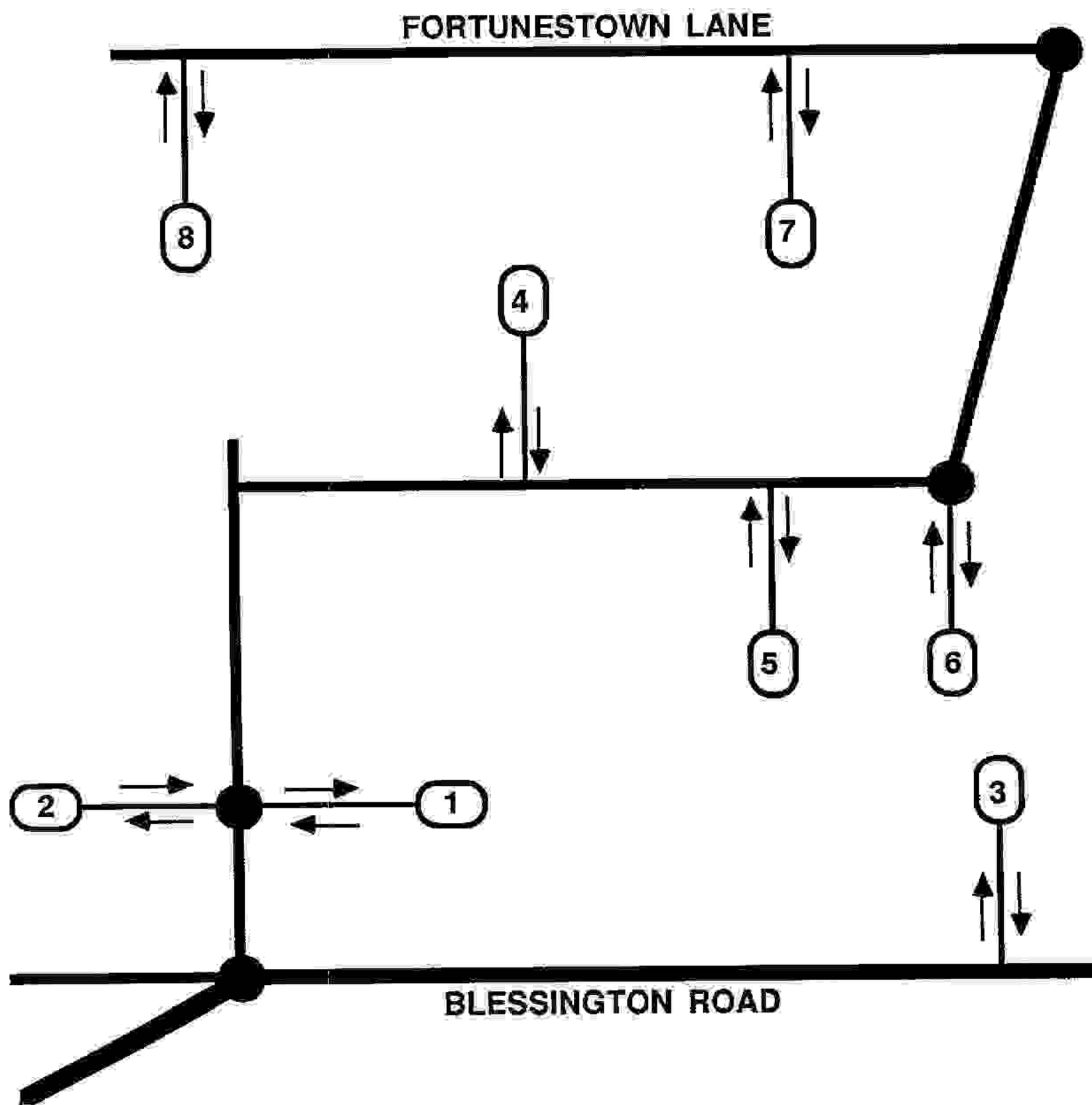


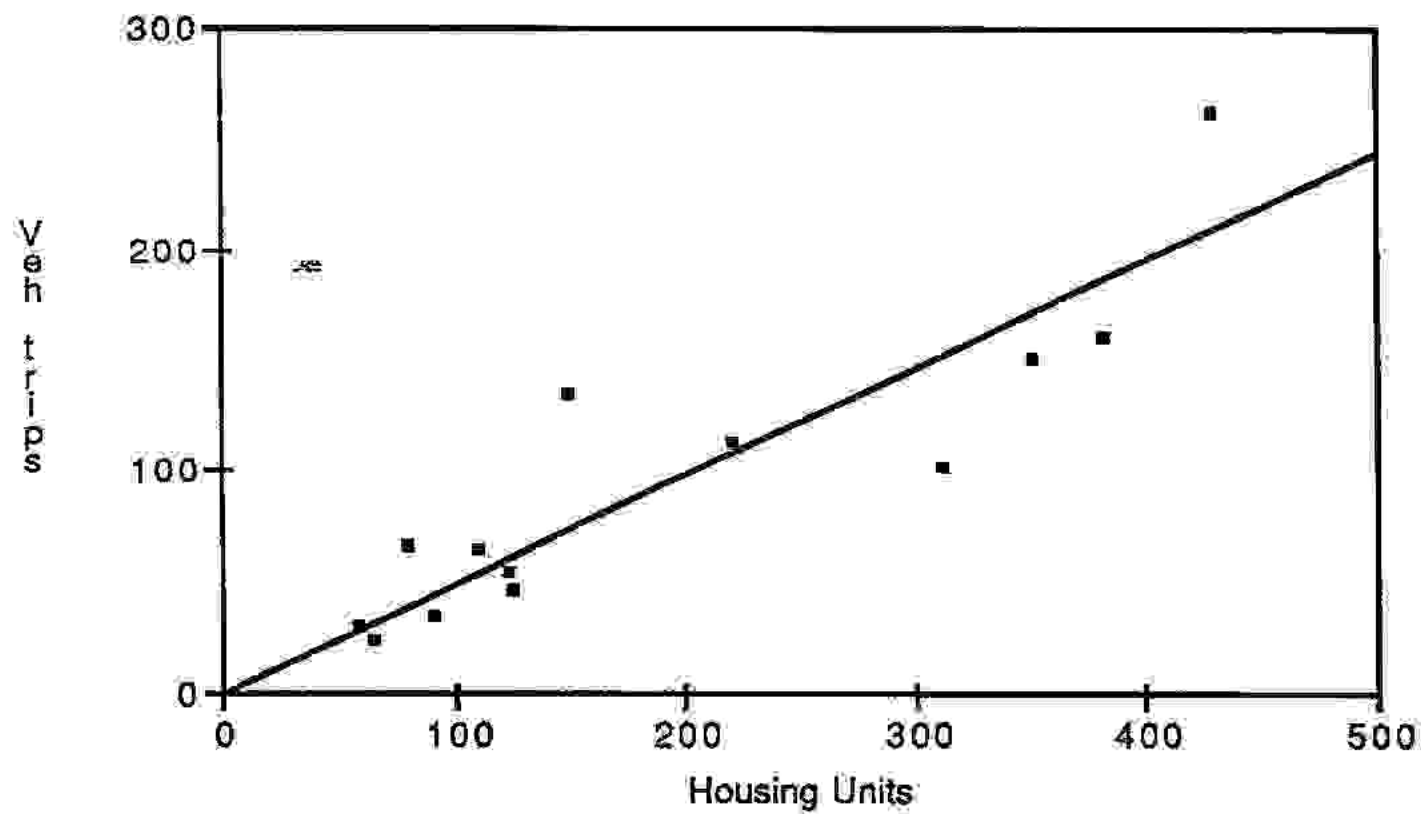
FIGURE 2

**Morning peak vehicle trip generation from proposed development at
Fortunestown, Tallaght, Co. Dublin**

Site Number on Figure 2	Approx. Site Area (acres)	Approx. Site Area (Ha)	Type of Development	Units of Development	Number	Rate per Unit "IN" pcu's	Rate per Unit "OUT" pcu's	Flow "IN" pcu's	Flow "OUT" pcu's
1	101.0	41.2	Industrial	100 sq. m.	1,237	0.65	0.12	804	148
2	88.0	35.9	Housing	house	718	0.075	0.5	54	359
3	16.3	6.7	Housing	house	133	0.075	0.5	10	67
4	13.0	5.3	Recreational	ha	5.3	8	8	42	42
5	13.0	5.3	Service Units	100 sq. m.	159	0.45	0.065	72	10
6	18.0	7.3	Housing	house	147	0.075	0.5	11	73
7	18.6	7.6	Housing	house	152	0.075	0.5	11	76
8	32.0	13.1	Housing	house	261	0.075	0.5	20	131

TABLE 1

developments in Dublin show that, while there is some variation, it is unlikely that the type of housing at Fortunestown would exceed the average trip generation rate (i.e. 0.49) given in Figure 3. This would represent about 0.5 pcu's per house "out" in the morning peak. About 15% of this value would be the trip generation "in". Data for the evening peak which is given in Figure 4 shows that the morning peak is likely to give the greatest flows.



Data File: Morning Peak-housing

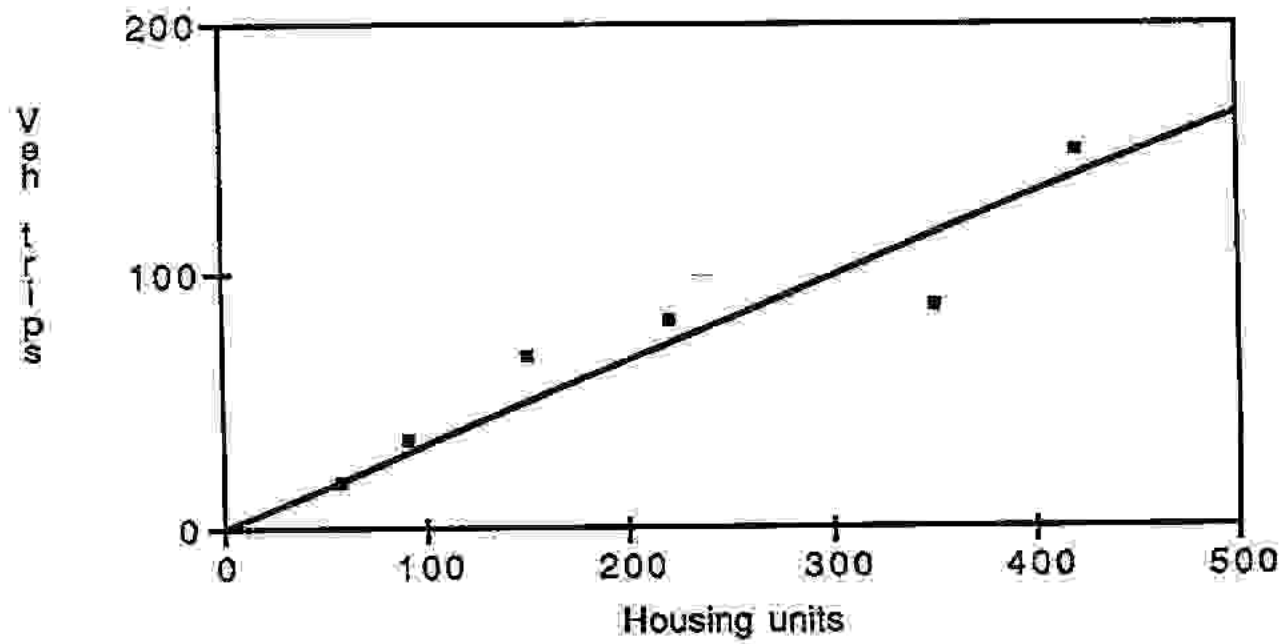
Variable Name	Coefficient	Std. Err. Estimate	t Statistic	Prob > t
Housing Units	0.48965	0.03941	12.42591	0.000

Data File: Morning Peak-housing

Source	Sum of Squares	Deg. of Freedom	Mean Squares	F-Ratio	Prob>F
Model	44423.08736	1	44423.08736	41.71597	0.000
Error	11713.83572	11	1064.89416		
Total	56136.92308	12			

Coefficient of Determination 0.79133
 Coefficient of Correlation 0.88957
 Standard Error of Estimate 32.63272
 Durbin-Watson Statistic 1.71514

FIGURE 3



Data File: Evening Peak

Variable Name	Coefficient	Std. Err. Estimate	t Statistic	Prob > t
Housing units	0.32788	0.02947	11.12530	0.001

Data File: Evening Peak

Source	Sum of Squares	Deg. of Freedom	Mean Squares	F-Ratio	Prob>F
Model	9293.10336	1	9293.10336	28.07097	0.007
Error	1324.22998	4	331.05749		
Total	10617.33333	5			

Coefficient of Determination	0.87528
Coefficient of Correlation	0.93556
Standard Error of Estimate	18.19499
Durbin-Watson Statistic	0.74967

FIGURE 4

1.5 Traffic Impact

In the circumstances there are a number of issues which must be addressed before considering the specific traffic impacts of the proposal. The first of these is that this is an important project insofar as employment and the general development of the Tallaght area is concerned. Any negative traffic impacts must be viewed in this context. The second issue is that, given the size of the ultimate proposal and the number of ways in which traffic can approach and leave the site, it is unlikely to have a serious impact on overall traffic in the area. Traffic would tend to disperse over the network in a way that minimizes overall delay.

Specific traffic impacts of the proposed industrial and housing development with the access arrangements proposed can be considered under the following headings:

1. Internal traffic environment and safety of proposed development including facilities for pedestrians.
2. Capacity and performance of internal and external junctions.
3. Consequential effect of increased flows on roads in the area.
4. Construction traffic.

Examination of the internal layout of the proposed development which is shown on Figure 1 indicates that it is satisfactory under the following headings. Pedestrian access is provided from all directions and there is an extensive system of footpaths throughout the development. A road hierarchy involving 9.0m distributor roads with 7.2m (minimum) internal roads in the industrial area provides for safe and efficient internal distribution of traffic. Adequate off-street parking is provided (30% of site area) with the proposed light industrial development.

Examination of the flows generated in Table 1 and having regard to the likely routes taken indicates that the flows generated would be relatively small by comparison to the estimated capacity of the distributor road (2400 pcu's per hour). This ensures that the development will function safely and efficiently.

Traffic noise levels, arising from internally generated traffic in the industrial section, does not cause a problem for the adjacent housing areas which are well screened. It would be significantly below levels deemed to be a problem elsewhere (i.e. L_{10} value of 68 dB(A)). Air pollution arising from the amount and type of road traffic generated would not be significant relative to accepted standards.

The various internal junctions between the proposed distributor road and development roads have been examined using the Kimber method for priority junctions and roundabouts. Traffic capacity is not a problem and adequate visibility would be provided for safe and efficient operation.

Traffic conditions at the roundabout intersection of Blessington Road and the proposed distributor road are the combination of existing

flows and flows generated by the development which choose to use this access. The precise design of this intersection is a matter for the Planning Authority. However, it is known from an examination that the capacity of a suitable roundabout intersection (greater than 3300 pcu's per hour) would be satisfactory. The surplus capacity of the proposed Tallaght By-pass extension is much larger than any increased flows resulting from the proposed development.

Construction traffic would use the proposed entrance to the site from the Blessington Road. Its impact as a result for the duration of construction should be kept to a minimum.

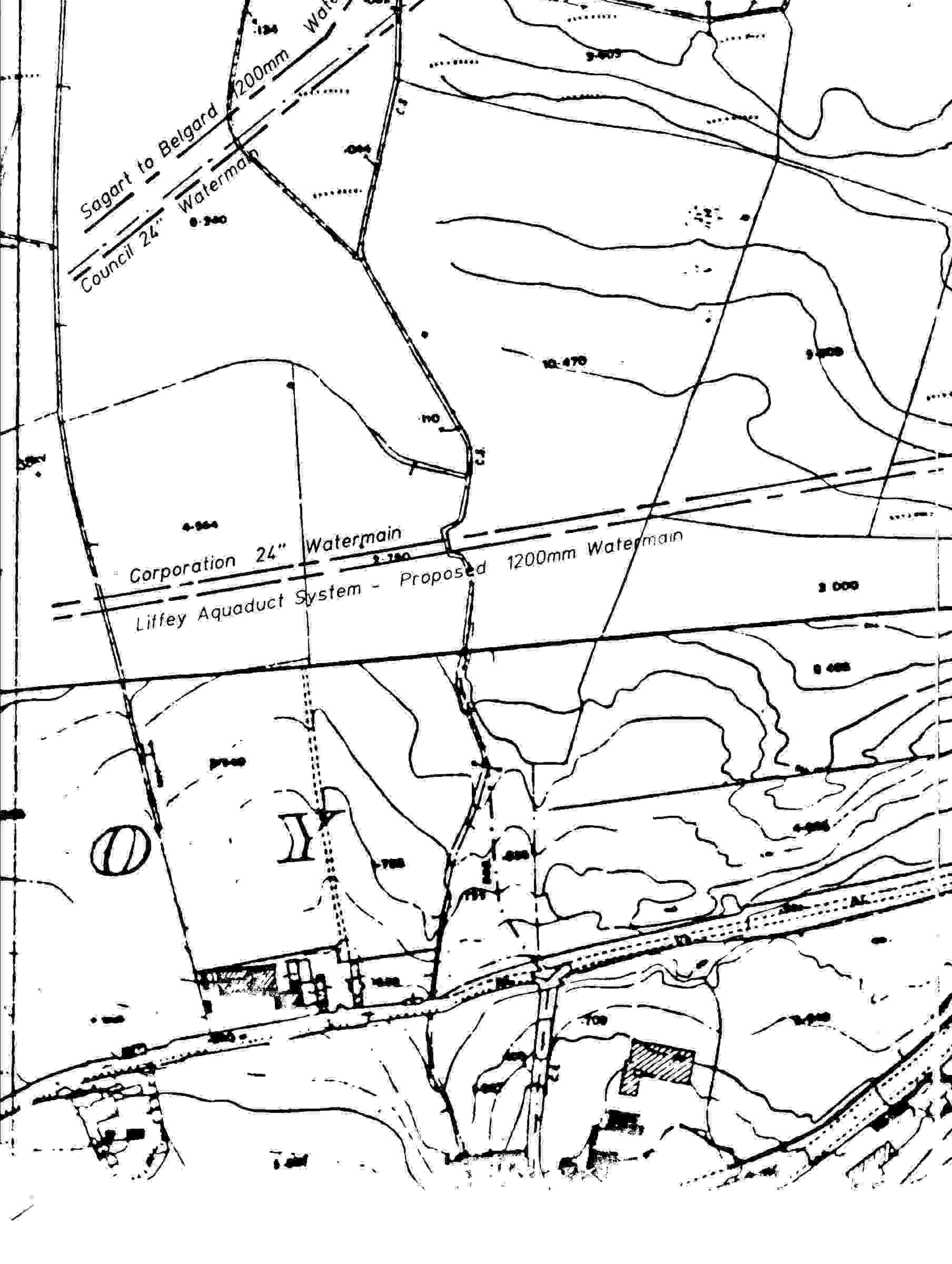
One of the difficulties in dealing with any proposal in regard to the other impacts of traffic, which have not already been dealt with, is that of their small scale. Changes to both traffic in the area (and the physical works arising from traffic) are not large relative to what already exists. Impact assessment for a marginal change in conditions is both technically difficult to measure and of little importance in practice. In a number of cases, for example , visual effects works and landscaping arising from the proposal would actually improve the situation.

Consequently for the purpose of this assessment it is sufficient to state as a summary that

The proposal and works arising from it do not result in any adverse traffic impact in respect of congestion. There would be no increase in danger to vehicle users or pedestrians. There would be no environmental problems of any consequence with increases in traffic noise or air pollution. Visual aspects of the proposed development can be safeguarded with good design.

M. J. Mac Nicholas

25th February 1991



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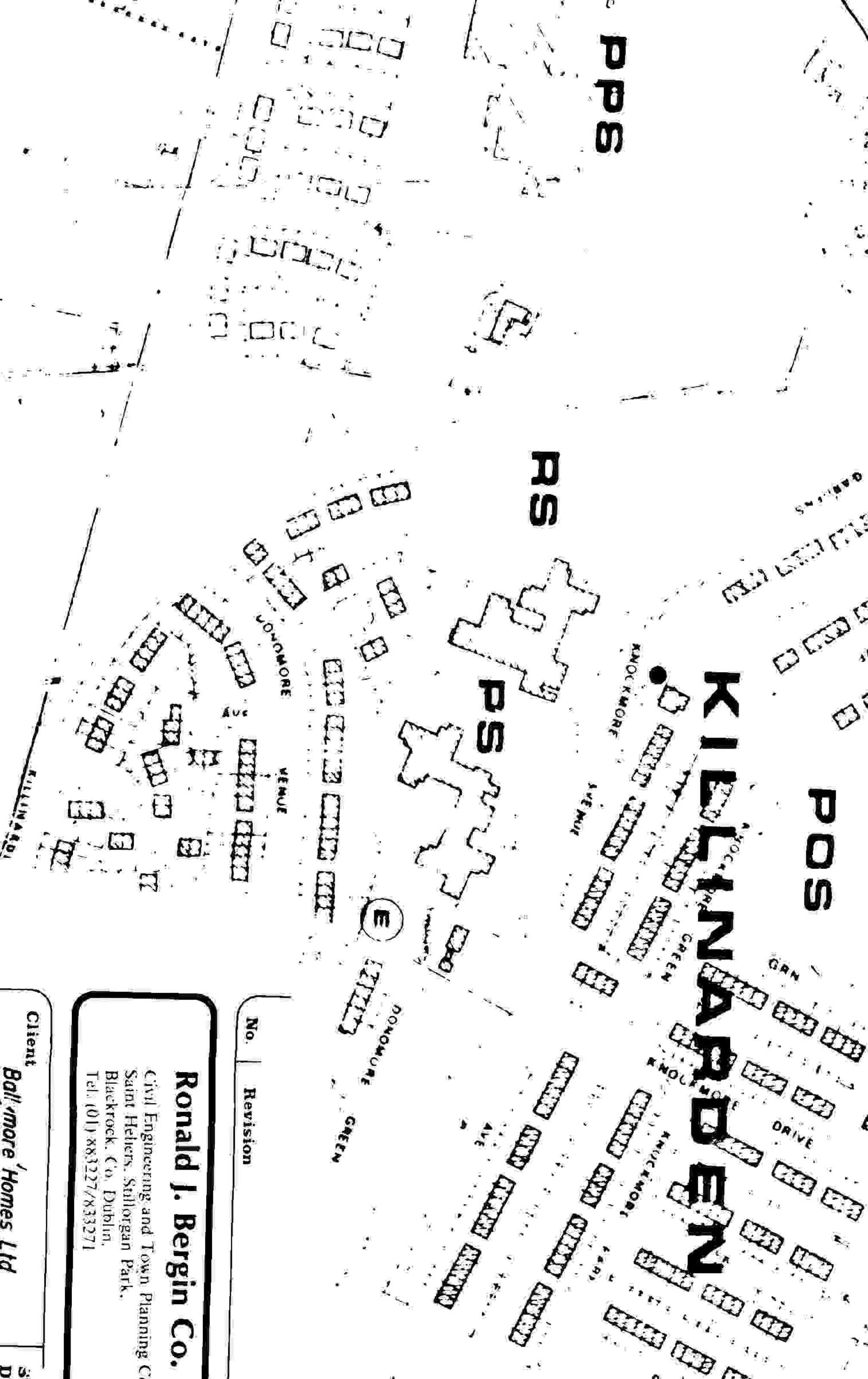
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No.	Revision

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