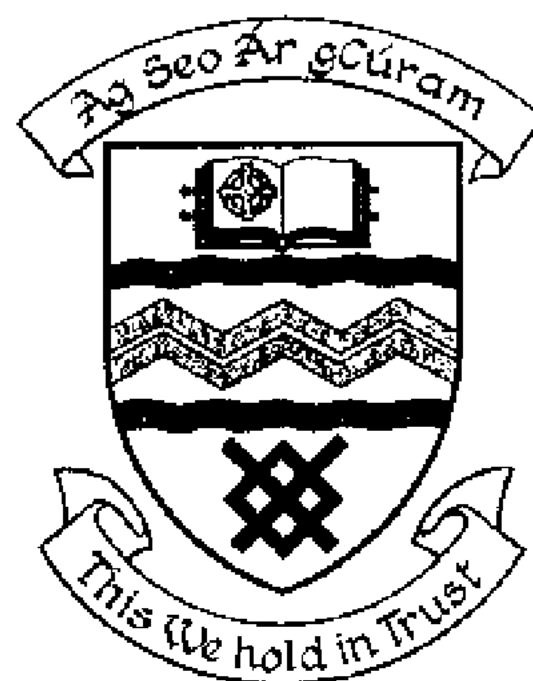


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2071	Date of Decision 12/10/98
Register Reference S98A/0568	Date 14th August 1998

Applicant John Regan,
Development Residential and commercial development including 56 apartments, block A 3 storeys over basement containing 13 two bedroom and 7 one bedroom units, block C 3 storeys containing 11 two bedroom and 7 one bedroom units, block B two floors over existing centre containing 8 three bedroom duplex, 5 two bedroom and 5 one bedroom units, basement to block A with 25 car spaces, surface parking for 45 cars, new vehicular access at South East corner of site, new North West elevational treatment, signage and shopfronts, site walls, site fences, tree felling, hard landscaping and paving and entrance canopies, new shop fronts to South East elevation.

Location Firhouse Shopping Centre, Firhouse, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/08/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

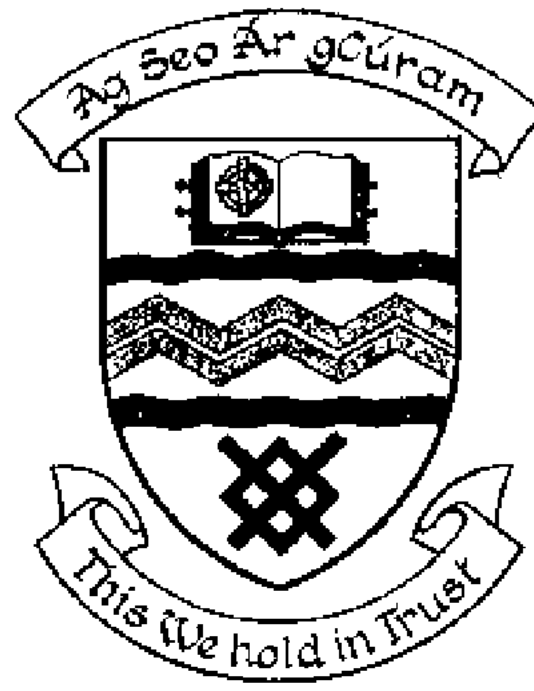
- 1 The applicant is requested to submit full details of the proposed foul and surface water drainage and water supply arrangements in accordance with the requirements of the Environmental Services Department.

Gerald Cantan,
Unit 2,
Edel House,
51-52 Bolton Street,
Dublin 1.

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REG REF. S98A/0568

- 2 The applicant is requested to show how the proposed development can be considered to be compatible with the operation of the existing adjoining service station, having regard to the likelihood of nuisance to future residents due to noise and odours, the close proximity of the proposed Block A to the station, and the hours of operation of the station. Consideration should be given to setting back the development by an appropriate distance to safeguard future residents from such nuisances.
- 3 Full details are required of proposals to provide public lighting to the pedestrian right of way adjoining the southern boundary of the site.
- 4 Full details are required of proposed external materials and finishes, including sample materials and colours.
- 5 A detailed landscaping scheme, including full works specification and planting programme is required, together with full details of proposed treatment to all site boundaries.
- 6 Details of secure bicycle parking facilities for the proposed apartments and the existing shopping centre are required.
- 7 Details are required of the management scheme which it is proposed to establish for the maintenance of the proposed apartments, and of the proposed naming and postal numbering scheme.

Signed on behalf of South Dublin County Council

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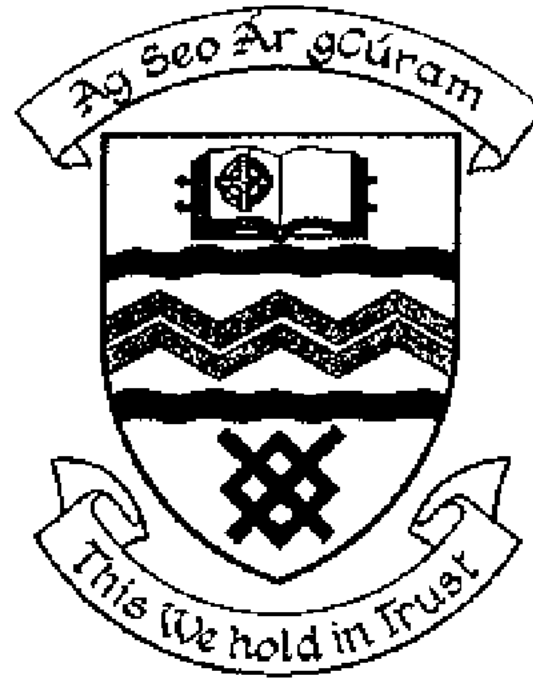
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REG. REF. S98A/0568

Wt
.....
for Senior Administrative officer

12/10/98

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2068	Date of Decision 12/10/98
Register Reference S98A/0567	Date 14th August 1998

Applicant Cedarcastle Investments Ltd.,
App. Type Permission
Development 108 dwellings and associated site development and landscape works on a circa 5.2 hectare site with access from permitted (S97A/0559) district distributor road linking Griffeen Road to Hayden's Lane and Esker Road.

Location Lands bounded by permitted (S97A/0559 and S97A/0273) residential development at Kishogue and Esker South, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 08/12/98

Yours faithfully

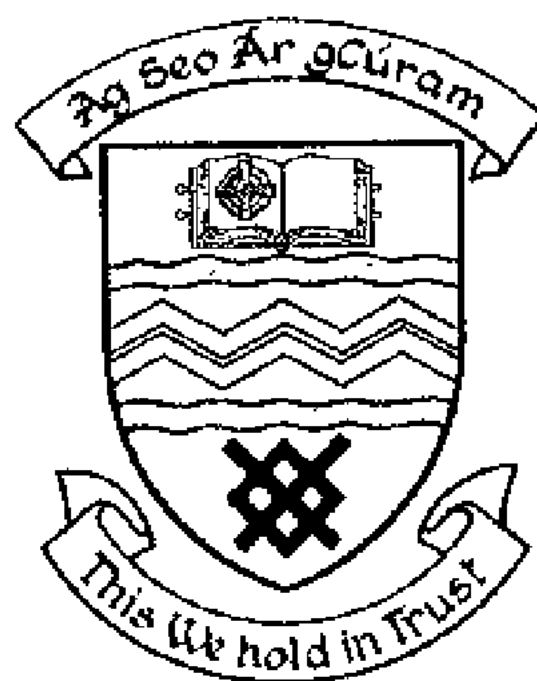
..... 12/10/98
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0568	
1. Location	Firhouse Shopping Centre, Firhouse, Dublin 24.		
2. Development	Residential and commercial development including 56 apartments, block A 3 storeys over basement containing 13 two bedroom and 7 one bedroom units, block C 3 storeys containing 11 two bedroom and 7 one bedroom units, block B two floors over existing centre containing 8 three bedroom duplex, 5 two bedroom and 5 one bedroom units, basement to block A with 25 car spaces, surface parking for 45 cars, new vehicular access at South East corner of site, new North West elevational treatment, signage and shopfronts, site walls, site fences, tree felling, hard landscaping and paving and entrance canopies, new shop fronts to South East elevation.		
3. Date of Application	14/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/10/1998 2.	1. 20/11/1998 2.
4. Submitted by	Name: Gerald Cantan, Address: Unit 2, Edel House,		
5. Applicant	Name: John Regan, Address: Super Valu, Firhouse Shopping Centre, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 0112 Date 19/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0868 Date 05/03/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	

12.	Revocation or Amendment		
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

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Baile Átha Cliath 24

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Gerald Cantan,
Unit 2,
Edel House,
51-52 Bolton Street,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0868	Date of Final Grant 05/03/1999
Decision Order Number 0112	Date of Decision 19/01/1999
Register Reference S98A/0568	Date 20th November 1998

Applicant John Regan,

Development Residential and commercial development including 56 apartments, block A 3 storeys over basement containing 13 two bedroom and 7 one bedroom units, block C 3 storeys containing 11 two bedroom and 7 one bedroom units, block B two floors over existing centre containing 8 three bedroom duplex, 5 two bedroom and 5 one bedroom units, basement to block A with 25 car spaces, surface parking for 45 cars, new vehicular access at South East corner of site, new North West elevational treatment, signage and shopfronts, site walls, site fences, tree felling, hard landscaping and paving and entrance canopies, new shop fronts to South East elevation.

Location Firhouse Shopping Centre, Firhouse, Dublin 24.

Floor Area 6988.00 Sq Metres

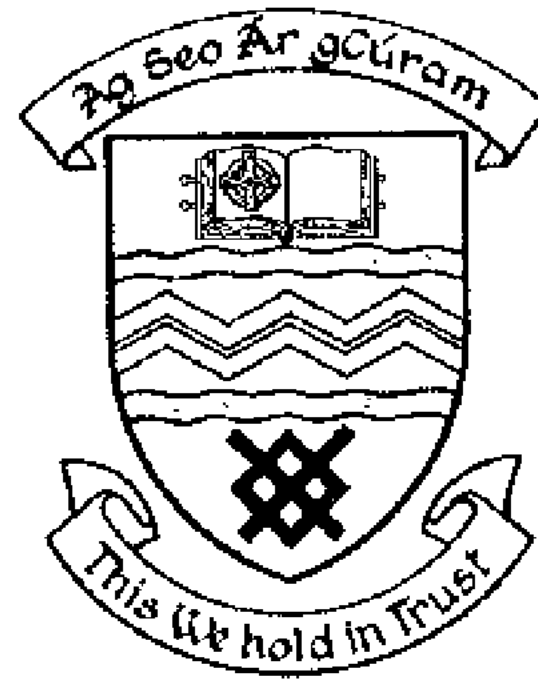
Time extension(s) up to and including

Additional Information Requested/Received 12/10/1998 /20/11/1998

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REG REF. S98A/0568

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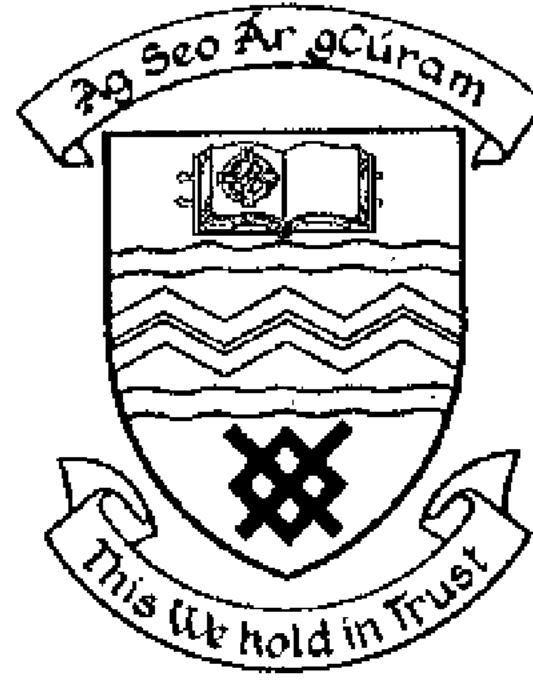
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A Permission has been granted for the development described above,
subject to the following (16) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S98A/0568

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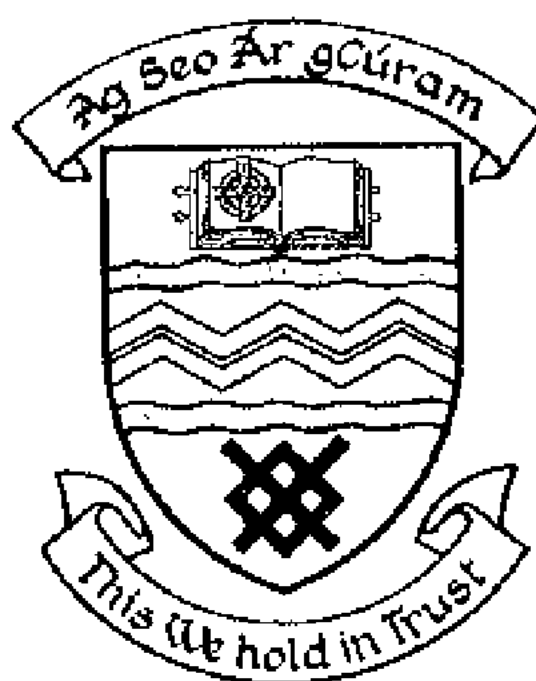
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 20/11/98, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 5 That no apartment be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 9 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 10 That blocks A and C be revised so as to incorporate a substantial number of useable private balconies for the apartments. Modified floor layout and elevational drawing shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

In the interest of achieving a satisfactory level of residential amenity.

- 11 That details of the proposed new shopfronts and centre entrance, and associated signage, to the south east elevation be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

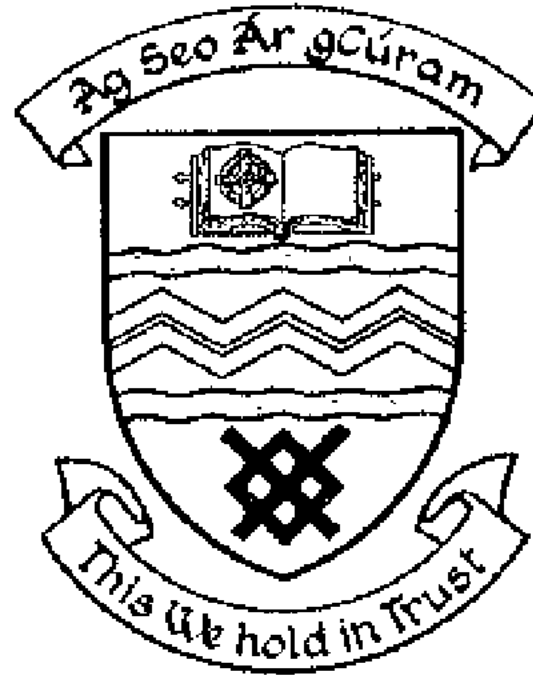
In the interest of visual amenity.

- 12 That a financial contribution in the sum of #32,900 (thirty two thousand nine hundred pounds) be paid by the proposer

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S98A/0568

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to South 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.

REASON:

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.

- 13 That a financial contribution in the sum of money equivalent to the value of #39,100 (thirty nine thousand one hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of #28,000 (twenty eight thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Dodder Valley Linear Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

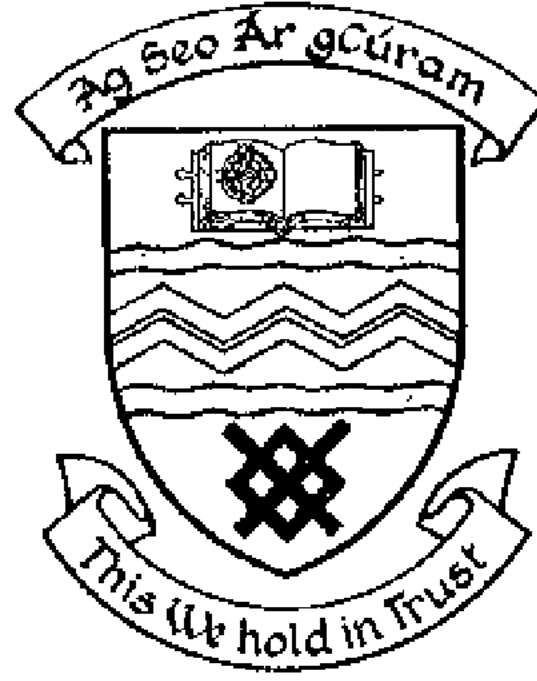
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REG REF. S98A/0568

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- 15 That an acceptable apartment numbering and naming scheme be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

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

- 16 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of #20,000 (twenty thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

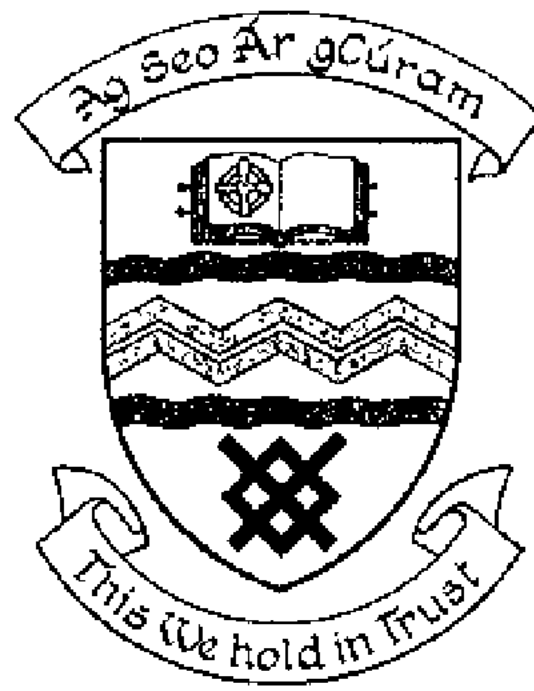
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

Enaugh Beulah
10 March 1999
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0112	Date of Decision 19/01/99
Register Reference S98A/0568	Date 14th August 1998

Applicant John Regan,

Development. Residential and commercial development including 56 apartments, block A 3 storeys over basement containing 13 two bedroom and 7 one bedroom units, block C 3 storeys containing 11 two bedroom and 7 one bedroom units, block B two floors over existing centre containing 8 three bedroom duplex, 5 two bedroom and 5 one bedroom units, basement to block A with 25 car spaces, surface parking for 45 cars, new vehicular access at South East corner of site, new North West elevational treatment, signage and shopfronts, site walls, site fences, tree felling, hard landscaping and paving and entrance canopies, new shop fronts to South East elevation.

Location Firhouse Shopping Centre, Firhouse, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/10/98 /20/11/98

In pursuance of its functions under the above mentioned Acts, the South 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** in respect of the above proposal.

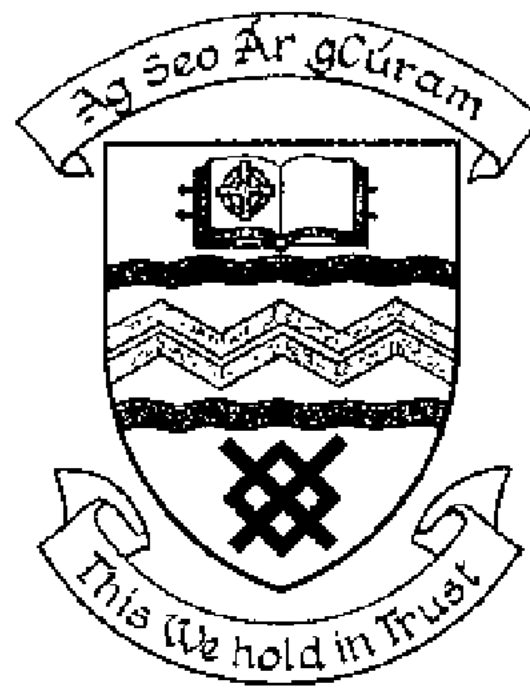
Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Gerald Cantan,
Unit 2,
Edel House,
51-52 Bolton Street,
Dublin 1.

SOUTH DUBLIN COUNTY COUNCIL
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..... DC 19/01/99
for SENIOR ADMINISTRATIVE OFFICER

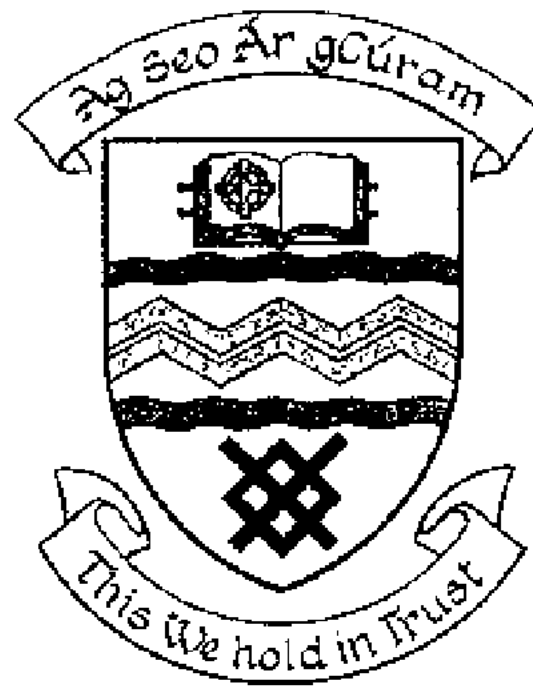
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 20/11/98, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.

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REG. REF. S98A/0568

- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 5 That no apartment be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

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- 9 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 10 That blocks A and C be revised so as to incorporate a substantial number of useable private balconies for the apartments. Modified floor layout and elevational drawing shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

In the interest of achieving a satisfactory level of residential amenity.

- 11 That details of the proposed new shopfronts and centre entrance, and associated signage, to the south east elevation be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

In the interest of visual amenity.

- 12 That a financial contribution in the sum of £32,900 (thirty two thousand nine hundred pounds) be paid by the proposer to South 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.

REASON:

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.

- 13 That a financial contribution in the sum of money equivalent to the value of £39,100 (thirty nine thousand one hundred

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REG. REF. S98A/0568

pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of £28,000 (twenty eight thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Dodder Valley Linear Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 15 That an acceptable apartment numbering and naming scheme be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

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

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REG REF. S98A/0568

- 16 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £20,000 (twenty thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

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