

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0799	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenfort Housing Estate, Quarryvale Park and Fonthill Road.		
2. Development	Alterations to previously approved permission (Reg. Ref. PL 06S/093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306, S96A/0623, S97A/0375, S97A/0393, S97A/0431, S97A/0395, S97A/0523) To include revisions to Road E.		
3. Date of Application	08/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Flemings Place,		
5. Applicant	Name: Barkhill Ltd., Address: c/o Callaghan Properties Ltd., 21-24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 0219 Date 04/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480 Date 19/03/98	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.	

REG REF. S97A/0799 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

Project Architects,
Fleming Court,
Flemings Place,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0219	Date of Decision 04/02/98
Register Reference S97A/0799	Date 8th December 1997

Applicant Barkhill Ltd.,

Development Alterations to previously approved permission (Reg. Ref. PL 06S/093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306, S96A/0623, S97A/0375, S97A/0393, S97A/0431, S97A/0395, S97A/0523) To include revisions to Road E.

Location Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenfort Housing Estate, Quarryvale Park and Fonthill Road.

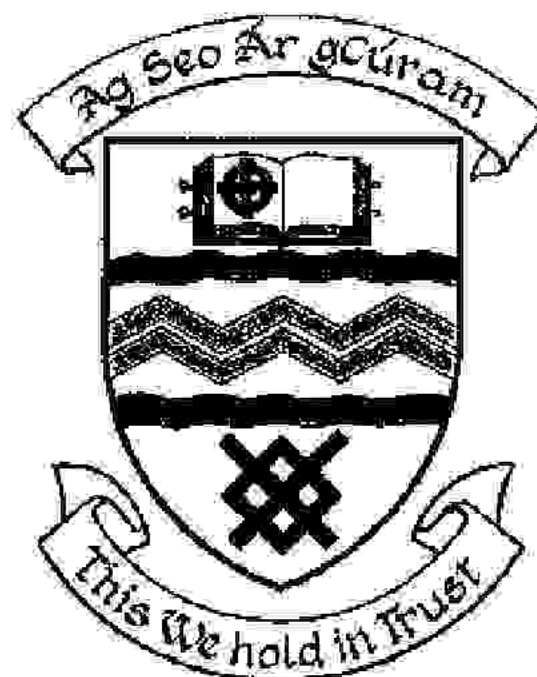
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Reg. Ref. PL.06S.093483, S95A/0127, S95A/0639, S96A/0306, S96A/0623, S97A/0375, S97A/0393, S97A/0431, S97A/0395, S97A/0523 including the financial conditions thereof.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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

REASON:

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

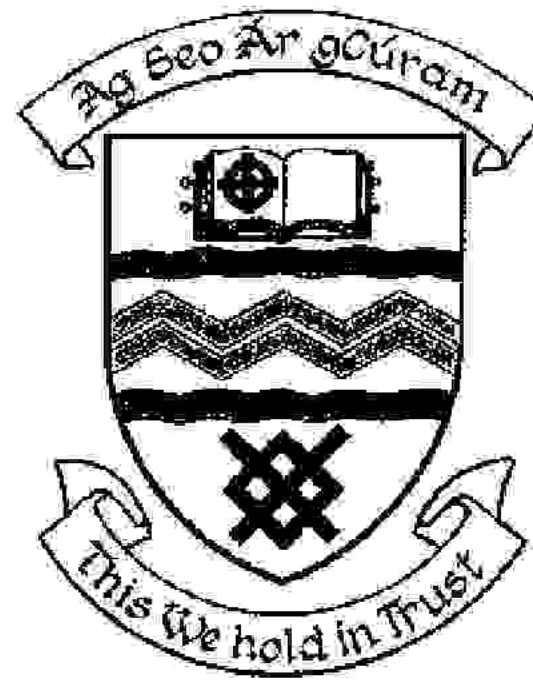
- 3 (i) The developer shall pay the sum of £960,000 (nine hundred and sixty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising the widening of the N4 to a dual three lane carriageway and hard shoulder between the Palmerstown Interchange on the M50 motorway and the proposed Fonthill Interchange) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development. Payment of this contribution is subject to the provision of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

- (ii) In lieu of the foregoing the developer may carry out the said roadworks at his own expense and in accordance with the requirements of the Planning Authority.

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REASON:

It is considered reasonable that the developer should provide for additional roadworks or contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 4 (i) The developer shall pay the sum of £620,000 (six hundred and twenty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office, to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising the provision of an additional west-bound lane on the N4 between the Fonthill and Foxhunter Interchange) facilitating the proposed development. The arrangements for payment shall as agreed upon between the developer and the said Council prior to commencement of development.

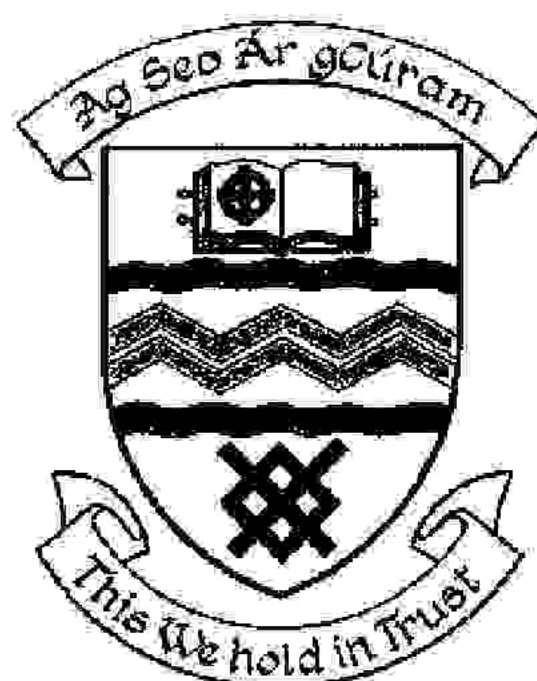
Payment of this contribution is subject to the provision of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

- (ii) In lieu of the foregoing the developer may construct the additional west-bound lane at his own expense. Detailed plans for the additional west-bound lane shall be in accordance with the requirements of the Planning Authority.

REASON:

It is considered reasonable that the developer should provide for an additional west-bound lane, or should contribute towards the expenditure proposed to be incurred by the said Council in respect of works facilitating the proposed development.

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- 5 The developer shall pay the sum of £330,000 (three hundred and thirty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office to South Dublin County Council as contribution towards the expenditure that is proposed to be incurred by the Council in respect of works (comprising the construction of the works (comprising the construction of the Newlands/Fonthill Road) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development.

Payment of this contribution is subject to the provisions of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

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

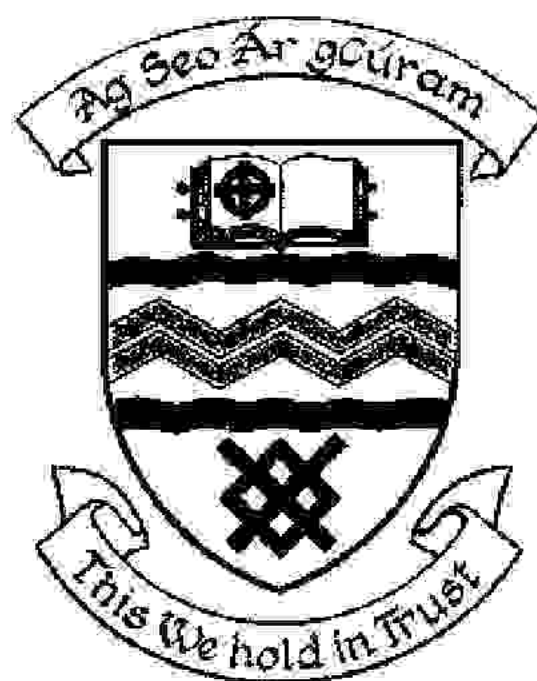
- 6 The developer shall pay the sum of £100,000 (one hundred thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of works (comprising improvements to Coldcut Road) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement.

Payment of this contribution is subject to the provision of section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

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

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7 Prior to the commencement of development, the developer shall lodge with South Dublin County Council a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof to the satisfactory completion of any part of the development. The security to be lodged shall be, as follows:-

- (a) as approved insurance company bond in the sum of £1,250,000 (one million, two hundred and fifty thousand pounds),
- (b) a cash sum of £750,000 (seven hundred and fifty thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction, or
- (c) a letter of guarantee by any body approved by the Council for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Council and such lodgement in any case has been acknowledged in writing by the Council.

REASON:

To ensure the satisfactory completion of the development.

8 That a financial contribution in the sum of £1,067,931 (one million and sixty seven thousand, nine hundred and thirty one 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. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development.

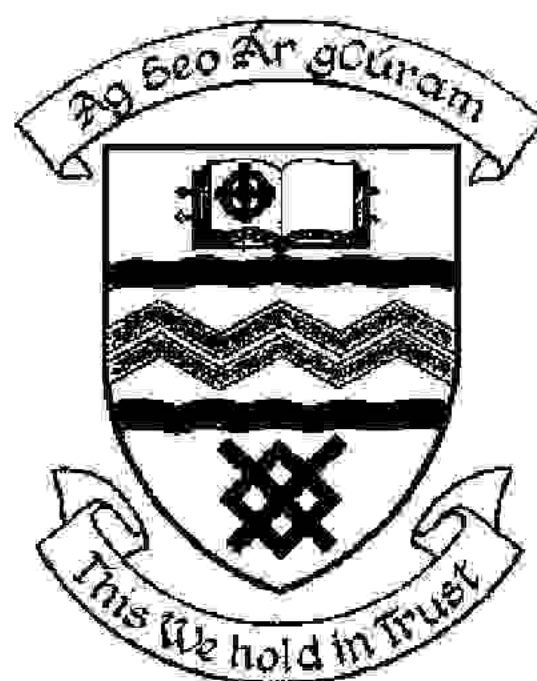
REASON:

It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council

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in respect of works that facilitate the proposed
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.

.......... March 1998
for SENIOR ADMINISTRATIVE OFFICER