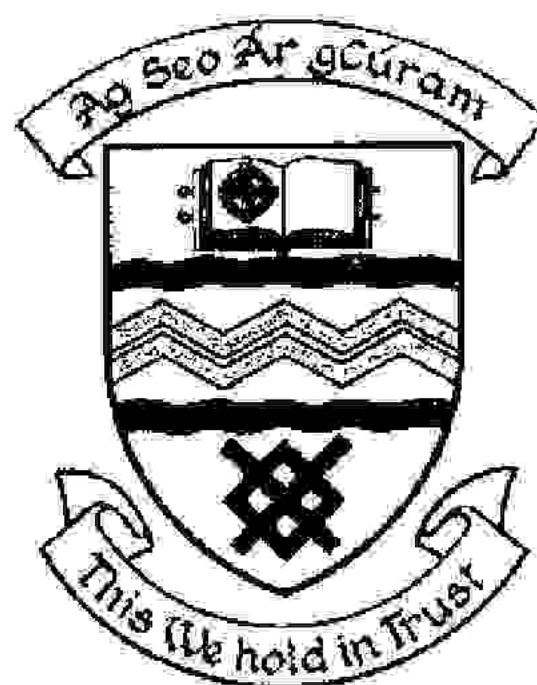


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0692	
1. Location	Kilmahuddrick, Clondalkin, Dublin 22, with entrance off existing Distributor Road located between Kilmahuddrick close and Old Castle Drive.		
2. Development	293 no. houses consisting of A,B,C,D & E type 2 & 3 storey detached, semi-detached, terraced houses and bungalows which will form Phase 2 of an overall residential scheme.		
3. Date of Application	22/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/11/97 2.	1. 17/11/97 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Durkan New Homes Ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6W.		
6. Decision	O.C.M. No. 0089  Date 15/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0373  Date 27/02/98	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.	

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Fenton-Simons,  
Planning and Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0373	Date of Final Grant 27/02/98
Decision Order Number 0089	Date of Decision 15/01/98
Register Reference S97A/0692	Date 17th November 1997

**Applicant** Durkan New Homes Ltd.,

**Development** 293 no. houses consisting of A,B,C,D & E type 2 & 3 storey detached, semi-detached, terraced houses and bungalows which will form Phase 2 of an overall residential scheme.

**Location** Kilmahuddrick, Clondalkin, Dublin 22, with entrance off existing Distributor Road located between Kilmahuddrick Close and Old Castle Drive.

**Floor Area** 0.000 Sq Metres

**Time extension(s) up to and including**

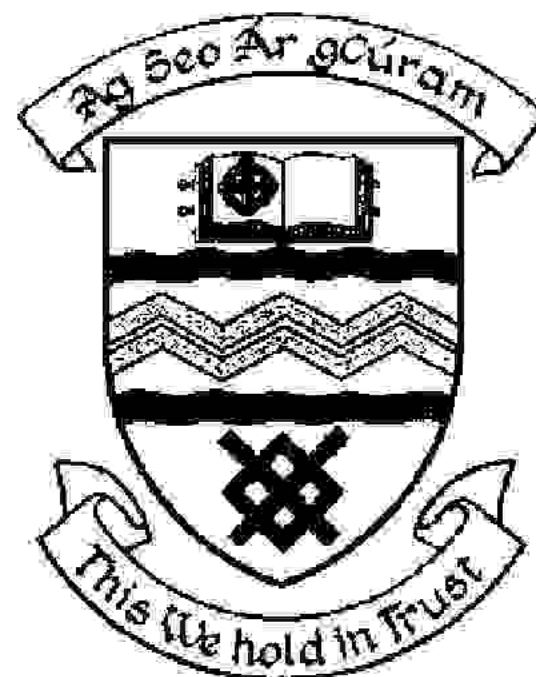
**Additional Information Requested/Received** 13/11/97 /17/11/97

A Permission has been granted for the development described above,  
subject to the following (27) conditions.

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## Conditions and Reasons

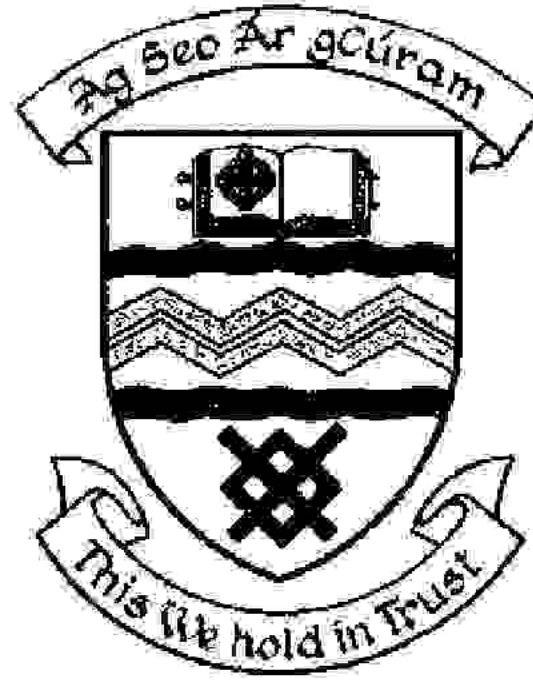
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That house no.s' 67-225 inclusive be excluded from the development.  
REASON:  
The proposed houses would be premature pending the determination by the Planning Authority of a layout for the proposed Outer Ring Road.
- 3 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.  
REASON:  
In the interest of amenity and public safety.
- 7 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.



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**REASON:**

In the interest of reducing air pollution.

- 8 That no dwellinghouse 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.

- 9 That an area of 2.5 acres of public open space be provided at the location indicated as Public Open Space on the submitted plans. The precise boundary of the area of open space to be agreed with the Planning Authority prior to commencement of development.

**REASON:**

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

- 10 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

**REASON:**

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

- 11 Prior to the commencement of development applicant to submit and agree a detailed landscape plan and specification (including timescale for implementation) and bill of quantities for the development of all areas of open space. This plan to include grading, topsoiling, seeding, paths, drainage and tree and shrub planting.

- 12 Prior to commencement of development applicant to submit the following for agreement with the Planning Authority: details of boundary treatment for the site, specifications and plan for the street tree planting and a survey and management plan for the existing mature hedgerow which traverses the proposed open space.

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- 
- 13 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.
- 14 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.
- 15 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.  
REASON:  
In the interest of the proper planning and development of the area.
- 16 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.  
REASON:  
In the interest of visual amenity.
- 17 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.  
REASON:  
In the interest of the proper planning and development of the area.



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- 18 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

**REASON:**

To protect the amenities of the area.

- 19 That each terraced dwelling shall be provided with a 9m depth of driveway.

**REASON:**

In order to provide for 2 no. off street car parking spaces per dwelling.

- 20 That no vehicular access permanent or temporary be provided to the proposed development from the Nangor Road.

**REASON:**

In the interest of the proper planning and development of the area and in the interest of public safety.

- 21 That a financial contribution in the sum of £72,000 (seventy two thousand 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.

- 22 That all rear gardens have a minimum depth of 11 metres.

**REASON:**

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

- 23 That the separation between housing units be a minimum of 2.3 metres.

# SOUTH DUBLIN COUNTY COUNCIL

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**REASON:**

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

- 24 The water supply and drainage arrangements to be in accordance with the requirements of the Environmental Services Engineer. In this regard special attention is drawn to the following:-
- a. Applicant to ensure full and complete separation of foul and surface water sewers.
  - b. No building within 5m of existing sewer or sewer with the potential to be taken in charge. See sewer run from east into F18.
  - c. Applicant to revise drainage layout to resolve clashes between piperuns S111 to S18 and F15 to F14; and F9 to F8 and S11 from east.
  - d. Applicant to submit details of proposals for capturing the existing sewers from the halting sites and for the handling of the redundant pipelines. Applicant must ensure that the redundant exits from the manholes are fully sealed.

- 25 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) PER HOUSE 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:**

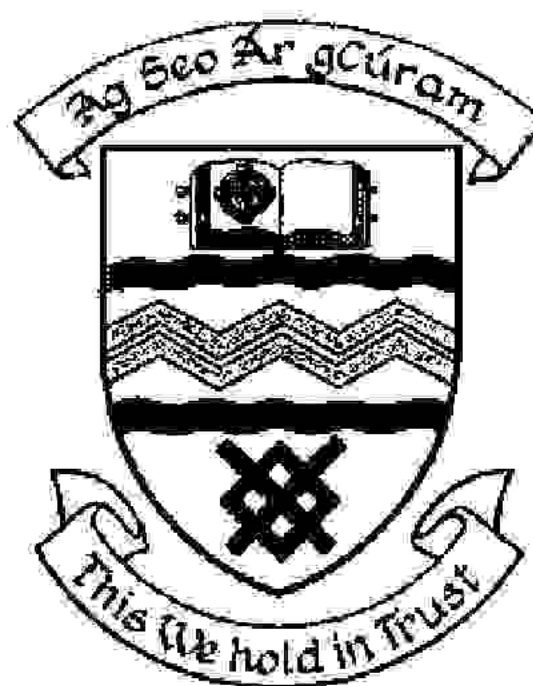
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 26 That a financial contribution of £500 (five hundred pounds) PER HOUSE be paid by the proposer to South Dublin County



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Council towards the cost of provision of Class I public open space in St. Cuthberts Park and which will 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 in the provision and development of amenity lands in the area which facilitate the development.

- 27 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 £192,000 (one hundred and ninety two thousand pounds) 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 £120,000 (one hundred and twenty 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 specifications.  
Or./...
  - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

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



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- (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.

 .....  February 1998  
 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 0089	Date of Decision 15/01/98
Register Reference S97A/0692	Date 22nd October 1997

**Applicant** Durkan New Homes Ltd.,

**Development** 293 no. houses consisting of A,B,C,D & E type 2 & 3 storey detached, semi-detached, terraced houses and bungalows which will form Phase 2 of an overall residential scheme.

**Location** Kilmahuddrick, Clondalkin, Dublin 22, with entrance off existing Distributor Road located between Kilmahuddrick Close and Old Castle Drive.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 13/11/97 /17/11/97

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 ( 27 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

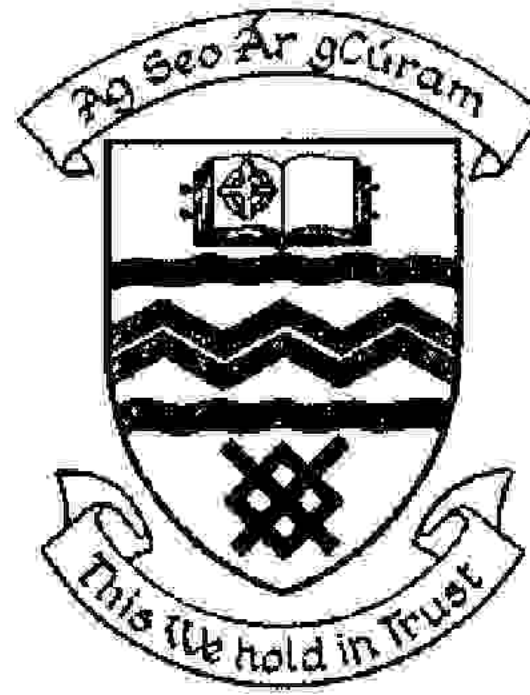
.....  
for SENIOR ADMINISTRATIVE OFFICER

15/01/98

Fenton-Simons,  
Planning and Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.



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REG REF. S97A/0692

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, 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 house no.s' 67-225 inclusive be excluded from the development.  
REASON:  
The proposed houses would be premature pending the determination by the Planning Authority of a layout for the proposed Outer Ring Road.
- 3 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.
- 5 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.

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REG. REF. S97A/0692

- 6 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 7 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.

- 8 That no dwellinghouse 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.

- 9 That an area of 2.5 acres of public open space be provided at the location indicated as Public Open Space on the submitted plans. The precise boundary of the area of open space to be agreed with the Planning Authority prior to commencement of development.

REASON:

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

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

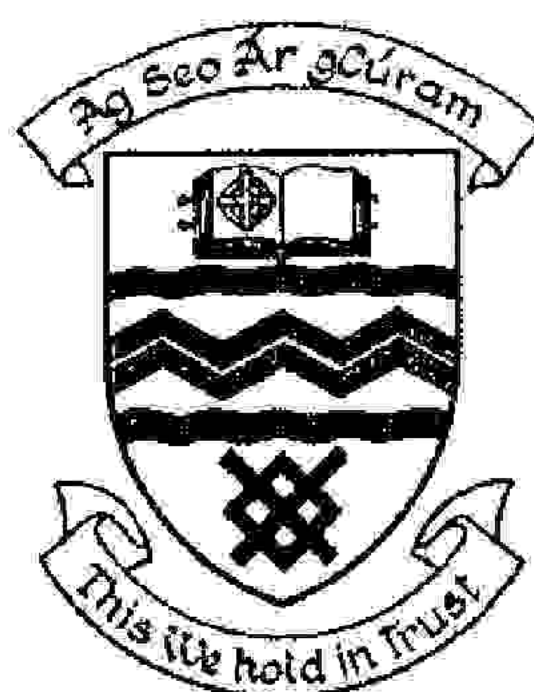


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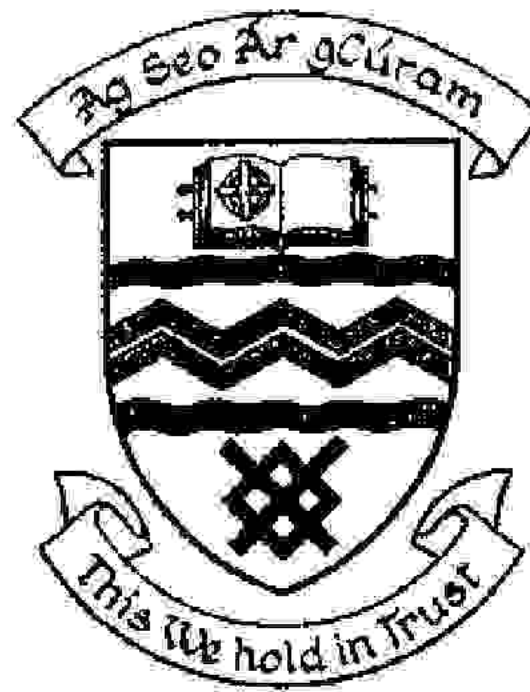


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- 11 Prior to the commencement of development applicant to submit and agree a detailed landscape plan and specification (including timescale for implementation) and bill of quantities for the development of all areas of open space. This plan to include grading, topsoiling, seeding, paths, drainage and tree and shrub planting.
- 12 Prior to commencement of development applicant to submit the following for agreement with the Planning Authority: details of boundary treatment for the site, specifications and plan for the street tree planting and a survey and management plan for the existing mature hedgerow which traverses the proposed open space.
- 13 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.
- 14 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.
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REASON:

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REG. REF. S97A/0692

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

- 16 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 17 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 18 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 19 That each terraced dwelling shall be provided with a 9m depth of driveway.

REASON:

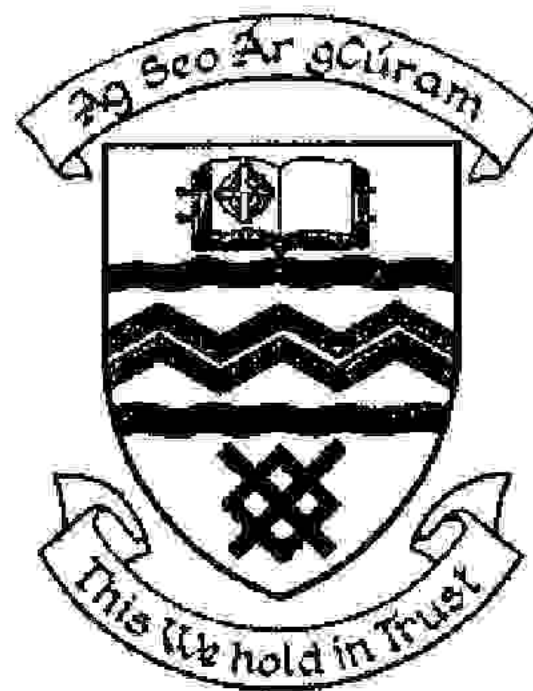
In order to provide for 2 no. off street car parking spaces per dwelling.

- 20 That no vehicular access permanent or temporary be provided to the proposed development from the Nangor Road.

REASON:



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**REG REF. S97A/0692**

In the interest of the proper planning and development of the area and in the interest of public safety.

- 21 That a financial contribution in the sum of £72,000 (seventy two thousand 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.

- 22 That all rear gardens have a minimum depth of 11 metres.

**REASON:**

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

- 23 That the separation between housing units be a minimum of 2.3 metres.

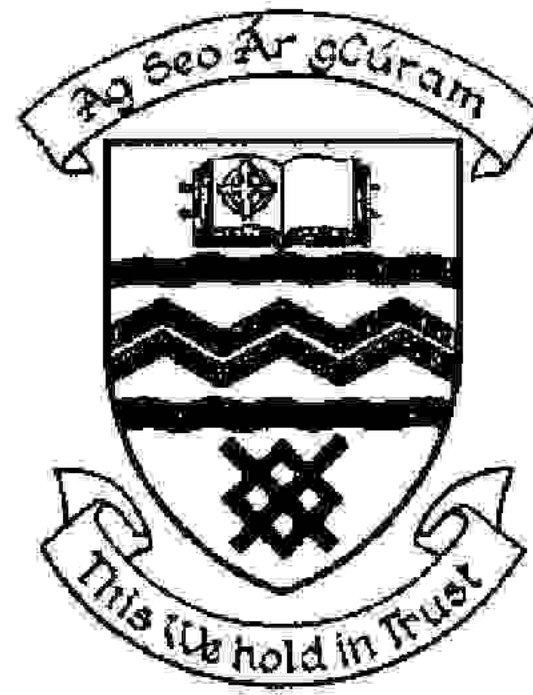
**REASON:**

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

- 24 The water supply and drainage arrangements to be in accordance with the requirements of the Environmental Services Engineer. In this regard special attention is drawn to the following:-

- a. Applicant to ensure full and complete separation of foul and surface water sewers.
- b. No building within 5m of existing sewer or sewer

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with the potential to be taken in charge. See sewer run from east into F18.

- c. Applicant to revise drainage layout to resolve clashes between piperuns S11 to S18 and F15 to F14; and F9 to F8 and S11 from east.
- d. Applicant to submit details of proposals for capturing the existing sewers from the halting sites and for the handling of the redundant pipelines. Applicant must ensure that the redundant exits from the manholes are fully sealed.

- 25 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) PER HOUSE 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.

- 26 That a financial contribution of £500 (five hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of provision of Class I public open space in St. Cuthberts Park and which will facilitate this development, this contribution to be paid before the commencement of development on the site.

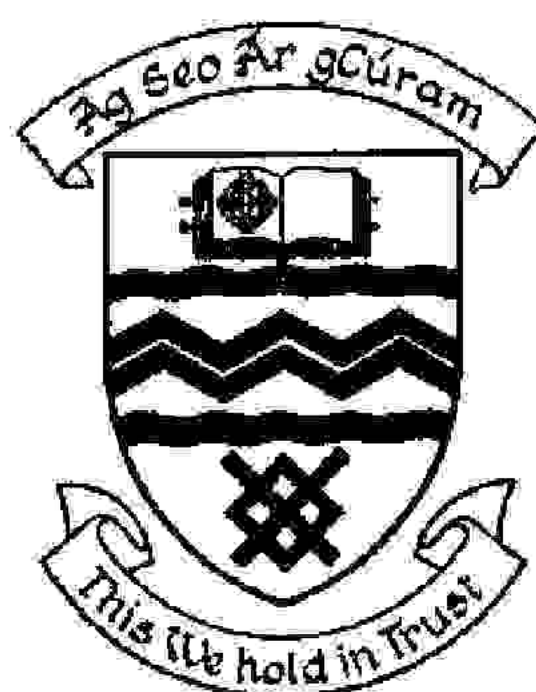
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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



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

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

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

REG REF. S97A/0692

that is proposed to be incurred by the Council in the provision and development of amenity lands in the area which facilitate the development.

27

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 £192,000 (one hundred and ninety two thousand pounds) 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 £120,000 (one hundred and twenty 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 specifications.  
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

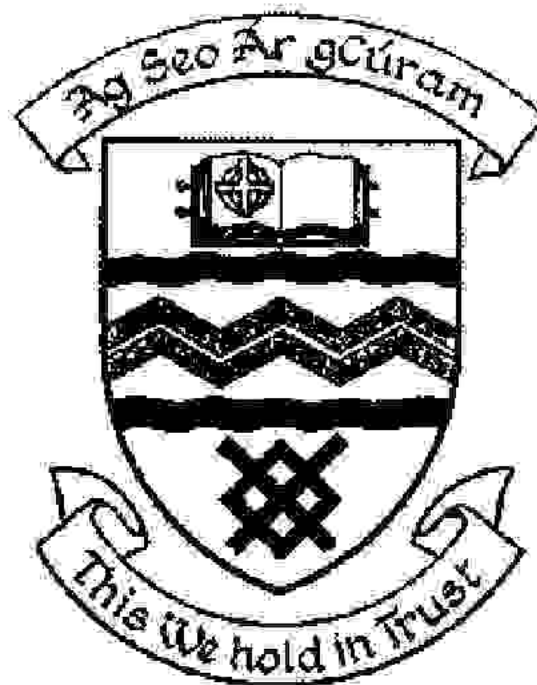
REASON:

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

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

Order Number 4058	Date of Order 13/11/97
Register Reference S97A/0692	Date 22nd October 1997

**Applicant** Durkan New Homes Ltd.,

**Development** 293 no. houses consisting of A,B,C,D & E type 2 & 3 storey detached, semi-detached, terraced houses and bungalows which will form Phase 2 of an overall residential scheme.

**Location** Kilmahuddrick, Clondalkin, Dublin 22, with entrance off existing Distributor Road located between Kilmahuddrick Close and Old Castle Drive.

Dear Sir/Madam,

An inspection carried out on 10/11/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Fenton-Simons,  
Planning and Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.



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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

13/11/97