

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0329	
1. Location	Cherryfield Drive/Quarry Drive, Crumlin, Dublin 12.		
2. Development	Residential development consisting of 16 no. 1 bedroom apartments and 48 no. 2 bedroom apartments in 4 no. 2/3 storey blocks at site adjoining St. Damien's Primary School.		
3. Date of Application	23/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/09/97 2.	1. 2.
4. Submitted by	Name: Laurence Pierce Architects, Address: 79 Eccles Street, Dublin 7.		
5. Applicant	Name: Devondale Ltd., Address: 69/70 Patrick Street, Dun Laoghaire, Co. Dublin.		
6. Decision	O.C.M. No. 1969 Date 29/09/97	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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**



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

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

Decision Order Number 1969	Date of Decision 29/09/97
Register Reference S97A/0329	Date 23rd May 1997

Applicant Devondale Ltd.,
Development Residential development consisting of 16 no. 1 bedroom apartments and 48 no. 2 bedroom apartments in 4 no. 2/3 storey blocks at site adjoining St. Damien's Primary School.

Location Cherryfield Drive/Quarry Drive, Crumlin, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/05/97 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 proposed through road between Cherryfield Drive and Quarry Drive as proposed and as amended in Unsolicited Additional Information (received 5th September 1997) is not acceptable to the Planning Authority. It is considered that access from Quarry Drive would be more appropriate. In this regard the applicant is requested to clarify whether or not it is feasible to close the vehicular access (not pedestrian) at Cherryfield Drive and to submit revised drawings accordingly.

2 Having regard to the context of the site it is considered that the proposal is excessive in terms, density and scale. There is also a deficiency in car parking, the Planning Authority will permit a minimum of 1.25 car spaces per 1 bed unit and 2 car spaces per 2 bed unit but encroachment on

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open space as proposed in original submitted plans would not be acceptable. The applicant is requested to clarify whether or not he can reduce the scale of development to a more acceptable level and to submit revised drawings accordingly.

- 3 The applicant is requested to confirm whether or not a 2m wide footpath can be provided along the access Road serving the school. The 1m wide footpath as shown in amended plans (received 5th September 1997) is not acceptable to the Planning Authority.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

29/09/97

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

Decision Order Number 1778	Date of Decision 04/09/97
Register Reference S97A/0329	Date 23rd May 1997

Applicant Devondale Ltd.,
App. Type Permission
Development Residential development consisting of 16 no. 1 bedroom apartments and 48 no. 2 bedroom apartments in 4 no. 2/3 storey blocks at site adjoining St. Damien's Primary School.

Location Cherryfield Drive/quarry Drive, Crumlin, Dublin 12.

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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 01/10/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

05/09/97

Laurence Pierce Architects,
79 Eccles Street,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1397	Date of Decision 16/07/97
Register Reference S97A/0329	Date 23rd May 1997

Applicant Devondale Ltd.,
App. Type Permission
Development Residential development consisting of 16 no. 1 bedroom apartments and 48 no. 2 bedroom apartments in 4 no. 2/3 storey blocks at site adjoining St. Damien's Primary School.

Location Cherryfield Drive/Quarry Drive, Crumlin, Dublin 12.

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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 12/09/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

17/07/97

Laurence Pierce Architects,
79 Eccles Street,
Dublin 7.

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

Order Number 1151	Date of Order 13/06/97
Register Reference S97A/0329	Date 23rd May 1997

Applicant Devondale Ltd.,

Development Residential development consisting of 16 no. 1 bedroom
apartments and 48 no. 2 bedroom apartments in 4 no. 2/3
storey blocks at site adjoining St. Damien's Primary
School.

Location Cherryfield Drive/Quarry Drive, Crumlin, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 9/6/97 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice has been torn down. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this 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".
- Must state:

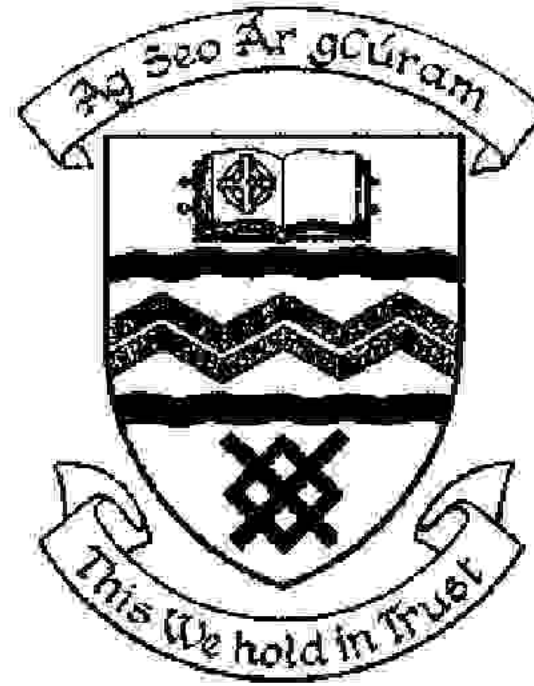
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yles Street,
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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) 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.

13/06/97

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0329	
1. Location	Cherryfield Drive/Quarry Drive, Crumlin, Dublin 12.		
2. Development	Residential development consisting of 16 no. 1 bedroom apartments and 48 no. 2 bedroom apartments in 4 no. 2/3 storey blocks at site adjoining St. Damien's Primary School.		
3. Date of Application	23/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/09/97 2.	1. 21/10/97 2.
4. Submitted by	Name: Laurence Pierce Architects, Address: 80 Eccles Street, Dublin 7.		
5. Applicant	Name: Devondale Ltd., Address: 69/70 Patrick Street, Dun Laoghaire, Co. Dublin.		
6. Decision	O.C.M. No. 4267 Date 12/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	12/01/98	Written Representations	
9. Appeal Decision	09/07/98	Grant Permission	
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.			

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S97A/0329

APPEAL by Harry and Ann O'Brien of 43 Cherryfield Avenue, Walkinstown, Dublin against the decision made on the 12th day of December, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to Devondale Limited care of Laurence Pierce Architects of 80 Eccles Street, Dublin for development comprising the construction of 16 one bedroom apartments and 48 two bedroom apartments in two and three storey blocks at site adjoining Saint Damien's Primary School, Cherryfield Drive/Quarry Drive, Crumlin, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, 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

Having regard to the proximity of the proposed development to the district centre of Crumlin, to the pattern of development in the area and to the stepped profile of the proposed development and its separation from adjacent housing, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed development shall be carried out in accordance with the plans and particulars submitted with the application on the 23rd day of May, 1997 as amended by the details received by the planning authority on 21st day of October, 1997 and the 12th day of November, 1997 except where the conditions of this order require otherwise.

Reason: In the interest of clarity and development control.

6. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement before the commencement of development.

Reason: In the interest of orderly development and the visual amenities of the area.

7. Prior to the commencement of development, proposals for a development name and numbering scheme and associated signage shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development.

8. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of amenity and public safety.

9. All balcony floors shall be solid with surface water discharging to the surface water drainage system. A screen wall shall be provided between balconies and shall be stepped from a height of at least two metres to the railing height and shall be finished to match the external finishes of the proposed development.

Reason: In the interests of residential and visual amenity.

10. The areas shown as open space on the lodged plans shall be reserved for such use and shall be soiled, seeded, levelled and landscaped in accordance with a detailed scheme, including a timetable for implementation, to be agreed with the planning authority, and made available to residents on completion of the apartment development. One car park space shall be omitted from the line of car parking adjacent to the footpath (which leads to the school to the east) indicated on the site layout plan submitted to the planning authority on the 21st day of October, 1997 along the north west boundary so as to provide for intermittent landscaping. Additional planting shall be carried out at approximately car space number 100 as shown on the lodged plans.

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

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14. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvements and traffic management facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay 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 that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

15. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of public open space facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

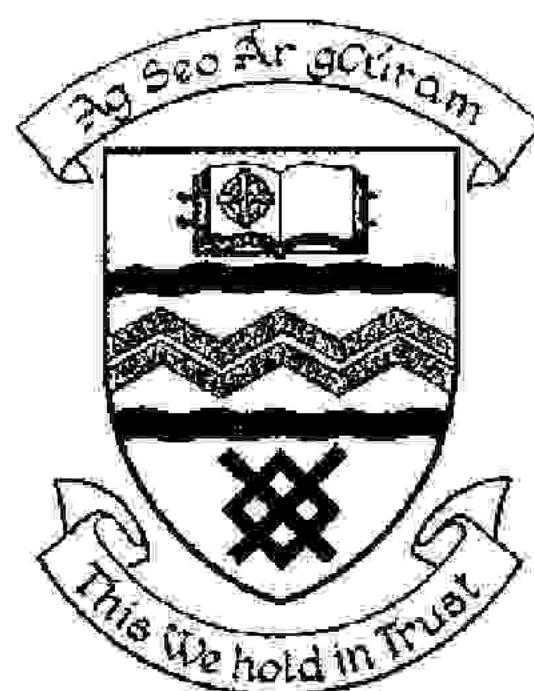
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall 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 that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 4267	Date of Decision 12/12/97
Register Reference S97A/0329	Date 23rd May 1997

Applicant Devondale Ltd.,

Development Residential development consisting of 16 no. 1 bedroom
apartments and 48 no. 2 bedroom apartments in 4 no. 2/3
storey blocks at site adjoining St. Damien's Primary
School.

Location Cherryfield Drive/Quarry Drive, Crumlin, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including 01/10/97

Additional Information Requested/Received 29/09/97 /21/10/97

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 (24) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

12/12/97

Laurence Pierce Architects,
80 Eccles Street,
Dublin 7.

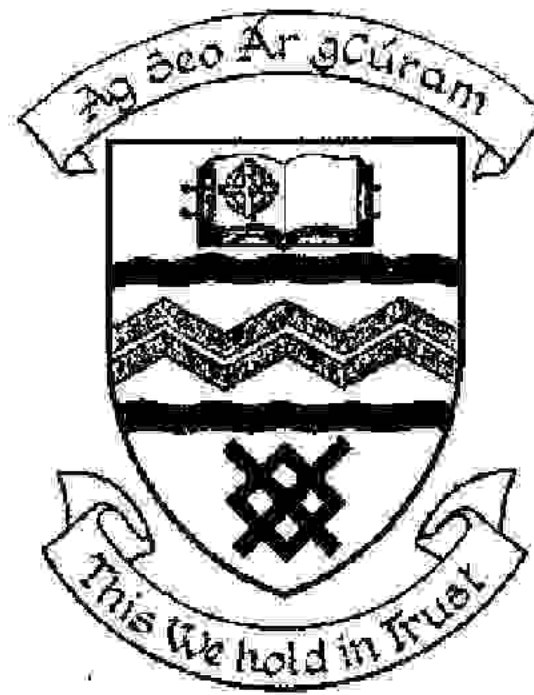
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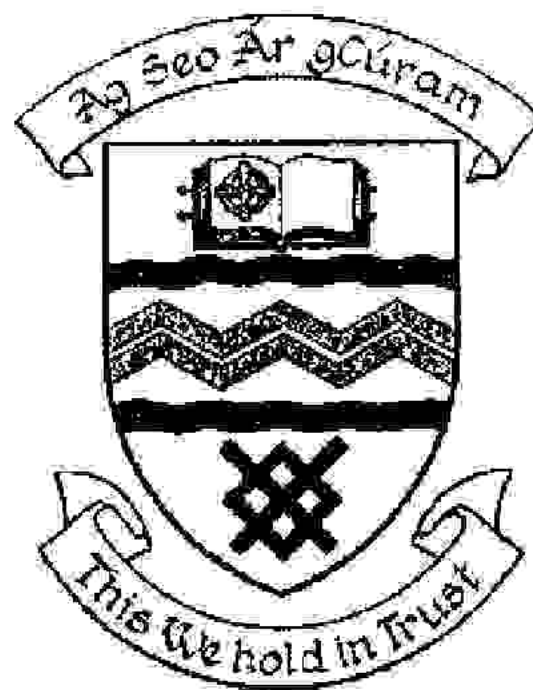
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by additional information received on 21st October, 1997 and Unsolicited Additional Information received on 12.11.1997, 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 the balcony floor be solid and surface water to be discharged to surface water sewer.
REASON:
In the interest of residential amenity.
- 3 That a screen wall shall be provided between adjoining balconies. Wall to be stepped from a minimum height of 2m down to railing height and finished to harmonise with building/
REASON:
In the interest of residential amenity.
- 4 That materials and external finish of apartment blocks be agreed in writing with the Planning Authority prior to commencement of development on site.
REASON:
In the interest of visual amenity.
- 5 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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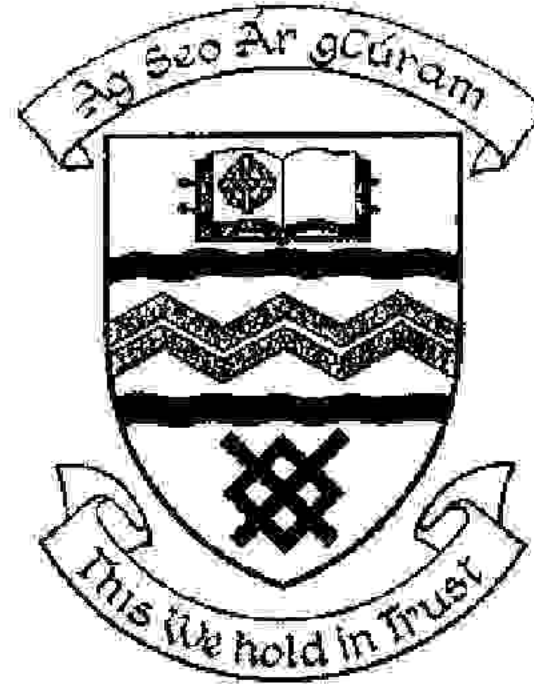
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-
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 7 That no apartment be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the Planning Authority and to be available for use by residents on completion of their dwellings. In respect of landscaping one car park space shall be omitted from the line of car parking alongside the footpath (which leads to the school) along the north west boundary so as to provide for intermittent landscaping. An additional provision of planting to take place at approx. car space "100".
REASON:
In the interest of the proper planning and development of the area.
- 9 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.
- 10 That an acceptable naming and numbering scheme be submitted to and approved by the County Council before

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any constructional work takes place on the proposed
apartments.

REASON:

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

- 11 That at no time shall there be a through road from
Cherryfield Drive to Quarry Drive and in this regard the
vehicular access from Cherryfield Drive to be closed off
from vehicular traffic prior to occupancy of apartments.

REASON:

In the interest of traffic safety and residential amenity.

- 12 In respect of the proposed boundary treatment along the
south east boundary the railing shall be of solid steel
with decorative design and the wall shall be faced
externally on the side of the public open space with high
quality durable material which harmonises with the proposed
development. Details to be submitted for agreement with
the Planning Authority prior to commencement of development
on site.

REASON:

To assimilate the development into the surrounding area in
the interest of proper planning and development of the
area.

- 13 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:

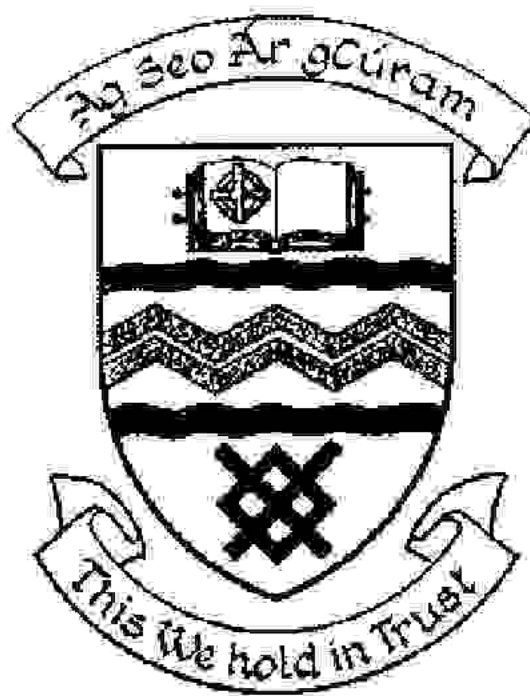
To protect the amenities of the area.

- 14 That the following communal facilities shall be provided
for within the site, refuse storage areas, clothes
drying area, bicycle parking.

REASON:

In the interest of residential amenity.

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- 15 That basement car parking area as indicated in the submitted plans received on 21st October, 1997 shall be surfaced and clearly marked out and available for use prior to occupancy of apartments.

REASON:

In the interest of traffic safety and residential amenity.

- 16 In respect of the underground car parking the following shall apply :

* that applicant shall submit the gradient and levels of the ramp to the underground car park for written agreement with the Planning Authority.

* the finished ground level of the terrace shall not exceed a height of 1m above finished floor level of ground floor apartments.

REASON:

In the interest of residential amenity.

- 17 Prior to the commencement of works on the site, developer shall submit for written agreement to the Planning Authority a detailed landscape plan with full works specifications and bill of quantities for the development on site.

REASON:

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

- 18 That the carriageway in the southern area of the site giving access to the site and parking area (No. 22 and 30 incl) must be widened to 6.0 metres. Details to be submitted for written agreement prior to commencement of development on site.

REASON:

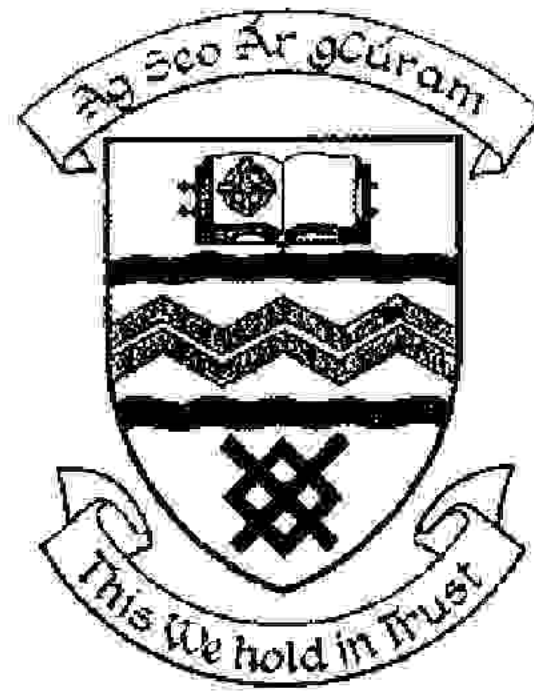
In the interest of safety.

- 19 That the line separating the footpath from car spaces 75 to 91 be physically defined. Details to be agreed with the Planning Authority.

REASON:

In the interest of safety.

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- 20 That a financial contribution in the sum of £8,760 (eight thousand, seven hundred and sixty 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.

- 21 That a financial contribution in the sum of money equivalent to the value of £46,400 (forty six thousand, four 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.

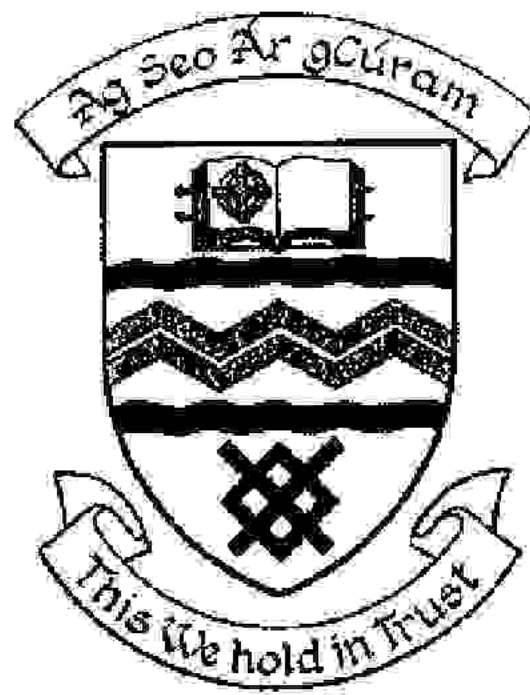
REASON:

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.

- 22 That a financial contribution in the sum of £32,000 (thirty two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 recreational facilities in Tymon Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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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.

- 23 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.

- 24 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £20,000 (twenty thousand pounds) or lodgement with the Council of a cash sum of £15,000 (fifteen thousand pounds).

REASON:

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