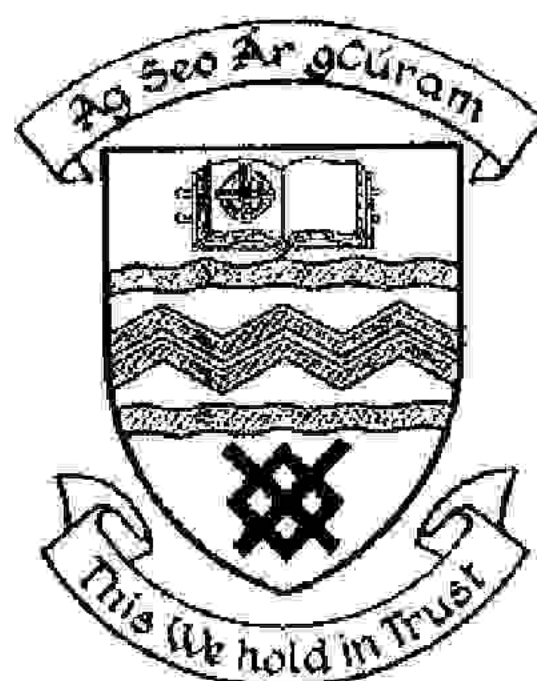


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0585	
1. Location	South of Sundale Avenue and East of Jobstown Community College with access off new road from Kiltalown Road, at Gibbons, Tallaght, Dublin 24.		
2. Development	14 No. 3 bed semi detached houses and associated site works on site of c 1.2 acres. Being phase 5A of overall development at Suncroft.		
3. Date of Application	05/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton Simons Ltd., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 3329 Date 07/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0047 Date 10/01/2002	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

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Fenton Simons Ltd.,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0047	Date of Final Grant 10/01/2002
Decision Order Number 3329	Date of Decision 07/11/2001
Register Reference S01A/0585	Date 05/09/01

Applicant Kelland Homes Ltd.,

Development 14 No. 3 bed semi detached houses and associated site works
on site of c 1.2 acres. Being phase 5A of overall
development at Suncroft.

Location South of Sundale Avenue and East of Jobstown Community
College with access off new road from Kiltalown Road,
at Gibbons, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 08/11/2001
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

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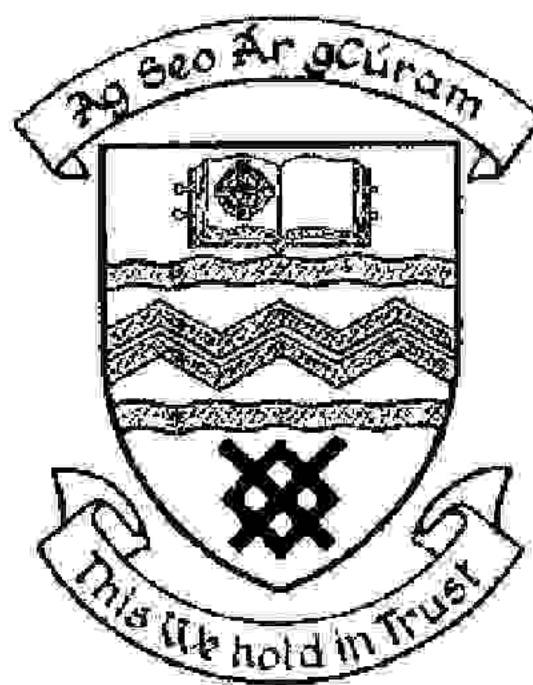
REG REF. S01A/09/01

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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 each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 (i) Prior to the commencement of the development the applicant is to submit for written approval a detailed Landscape Plan with full works specification for the development and maintenance of the designated public open space. This plan to include the provision of suitable boundary treatment along the public road, footpaths, grass seeding, open space and street tree planting. The works to be in accordance with South Dublin County Council's "Guidelines for Open Space Development and Taking in Charge", available from the Parks and Landscape Services Department.

- (ii) The on site public open space shall be fully completed, as per the agreed Landscape Plan, within 6 months of the first occupation of the proposed dwellings. Thereafter, the open space shall be maintained on a regular basis in accordance with the Council's "Guidelines for Open Space Development and Taking in Charge" for a minimum 18 month maintenance period, or until formally taken-in-charge by the County Council.

REASON:

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

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:

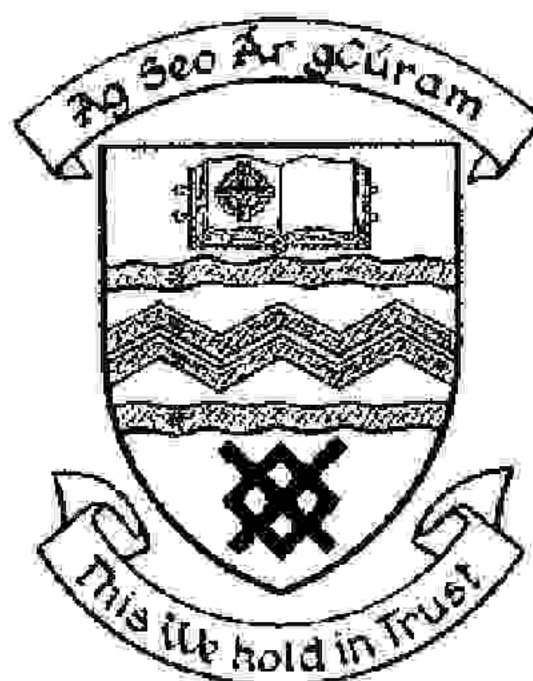
- i) All foul sewers, with the potential to be taken in charge, shall be a minimum of 225mm in diameter. The applicant shall maintain the foul sewerage system in

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REG. REF. S012/0086 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- good working order until such time as it is taken in charge by the Planning Authority.
- ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure full and complete separation of foul and surface water systems.
 - iv) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - v) All surface water sewers, with the potential to be taken in charge, shall be a minimum of 225mm in diameter. The applicant shall maintain the surface water sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - vi) The watermain serving the site shall be metered to the satisfaction of the Water Management Section of South Dublin County Council.
 - vii) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
 - viii) Each house shall have its own individual service connection to the public watermain and 24hour storage.
 - ix) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 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:

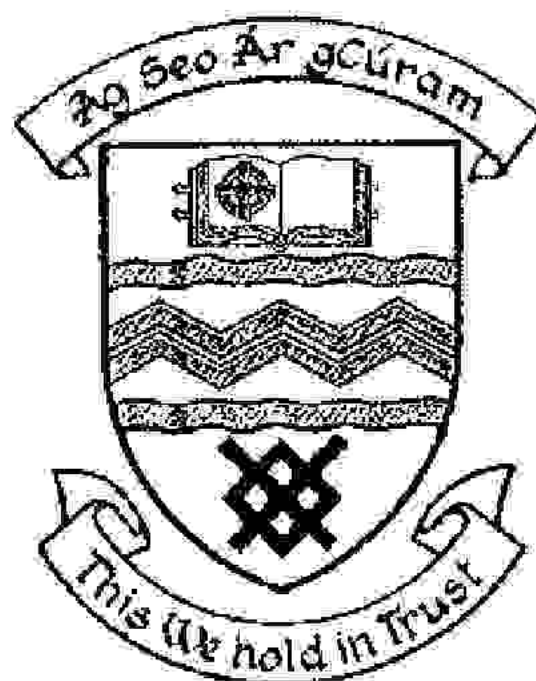
In the interest of amenity and public safety.

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REG REF. S01A/0546 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 7 That no residential unit 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 an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.
- 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 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.
- 11 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and as set out in "Appendix F" of the South Dublin County Development Plan 1998.
REASON:
To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.
- 12 The applicant shall meet the following requirements of the South Western Area Health Board's Environmental Health Officers Department.
 - (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

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- There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- (ii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In the interest of public health.

- 13 Prior to the commencement of development, the applicant shall submit a site layout plan drainage layout and watermain layout indicating the correct scale (1:500).

REASON:

In the interest of clarity.

- 14 That a financial contribution in the sum of £10,500 (ten thousand five hundred pounds) EUR 13,332 (thirteen thousand three hundred and thirty two euros) 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.

- 15 That a financial contribution in the sum of £29,400 (twenty nine thousand four hundred pounds) EUR 37,330 (thirty seven thousand three hundred and thirty euros) 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 facilitates 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.

- 16 That a financial contribution in the sum of £22,940 (twenty two thousand nine hundred and forty pounds) EUR 29,128 (twenty nine thousand one hundred and twenty eight euros) be

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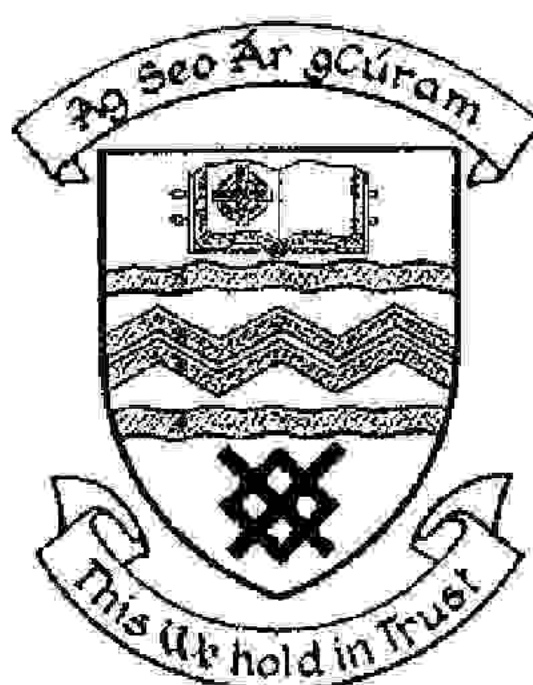
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paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 17 That a financial contribution in the sum of £9,450 (nine thousand four hundred and fifty pounds) EUR 11,999 (eleven thousand nine hundred and ninety nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 18 That a financial contribution in the sum of £16,002 (sixteen thousand and two pounds) EUR 20,318 (twenty thousand three hundred and eighteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.

- 19 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £14,000 (fourteen thousand pounds) EUR 17,776 (seventeen thousand seven hundred and seventy six euros), a bond of an Insurance Company of £21,000 (twenty one thousand pounds) EUR 26,664 (twenty six thousand six hundred and sixty four euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

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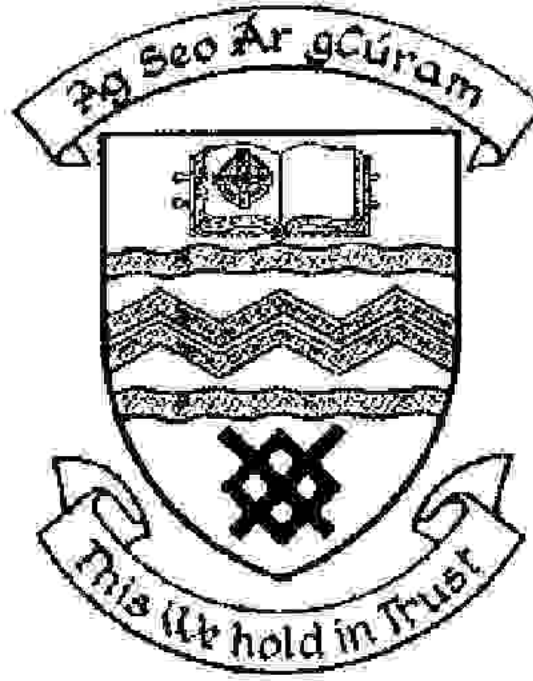
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- 20 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 16, 17, 18 and 19 of Register Reference S97A/0731 and Condition No's. 23, 24, 25, 26 and 27 of Register Reference S99A/0655 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council 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 1997.
- (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.

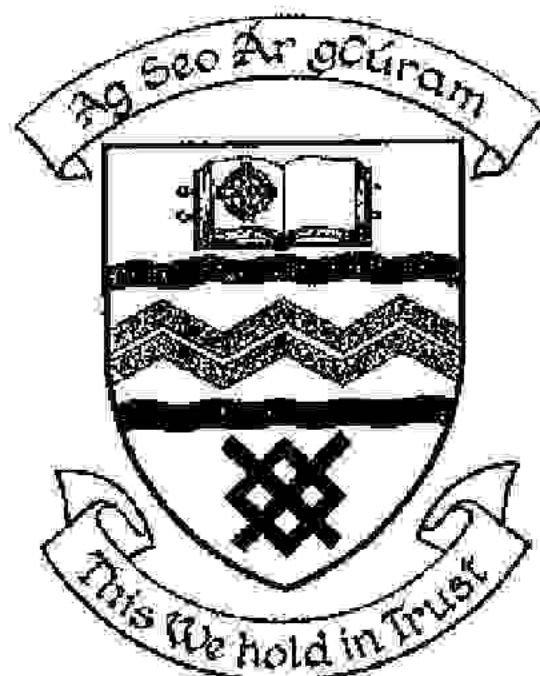
.....10/01/02
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3329	Date of Decision 07/11/2001
Register Reference S01A/0585	Date: 05/09/01

Applicant Kelland Homes Ltd.,

Development 14 No. 3 bed semi detached houses and associated site works on site of c 1.2 acres. Being phase 5A of overall development at Suncroft.

Location South of Sundale Avenue and East of Jobstown Community College with access off new road from Kiltalown Road, at Gibbons, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 08/11/2001

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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


..... 07/11/01
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S01A/0585

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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 (i) Prior to the commencement of the development the applicant is to submit for written approval a detailed Landscape Plan with full works specification for the development and maintenance of the designated public open space. This plan to include the provision of suitable boundary treatment along the public road, footpaths, grass seeding, open space and street tree planting. The works to be in accordance with South Dublin County Council's "Guidelines for Open Space Development and Taking in Charge", available from the Parks and Landscape Services Department.

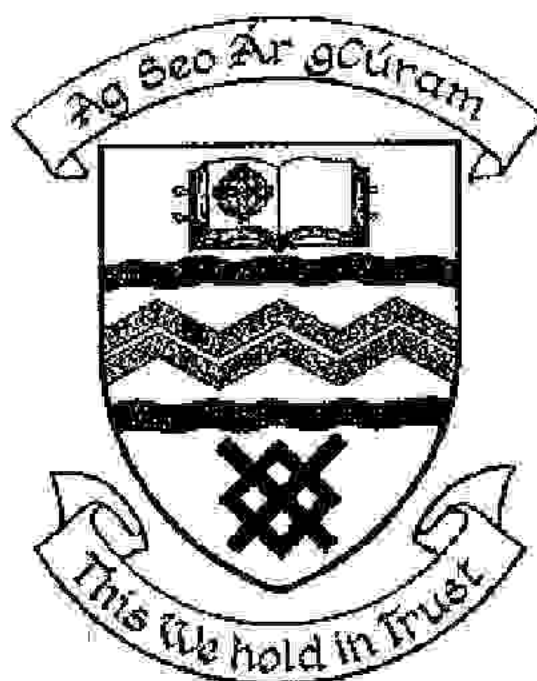
(ii) The on site public open space shall be fully completed, as per the agreed Landscape Plan, within 6 months of the first occupation of the proposed dwellings. Thereafter, the open space shall be maintained on a regular basis in accordance with the Council's "Guidelines for Open Space Development and Taking in Charge" for a minimum 18 month maintenance period, or until formally taken-in-charge by the County Council.

REASON:
In the interest of amenity and the proper planning and development of the area.

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- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
- i) All foul sewers, with the potential to be taken in charge, shall be a minimum of 225mm in diameter. The applicant shall maintain the foul sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure full and complete separation of foul and surface water systems.
 - iv) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - v) All surface water sewers, with the potential to be taken in charge, shall be a minimum of 225mm in diameter. The applicant shall maintain the surface water sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - vi) The watermain serving the site shall be metered to the satisfaction of the Water Management Section of South Dublin County Council.
 - vii) No building to lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter.
 - viii) Each house shall have its own individual service connection to the public watermain and 24hour storage.
 - ix) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

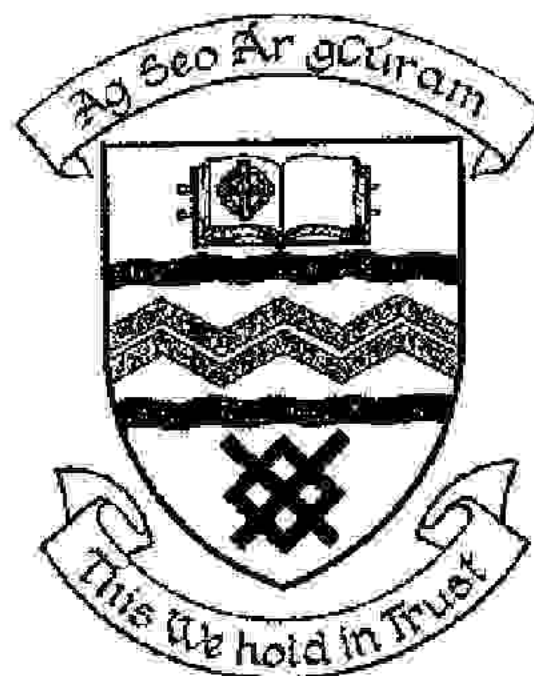
In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be

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REG REF. S01A/0585

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 That no residential unit 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 an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.

- 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.

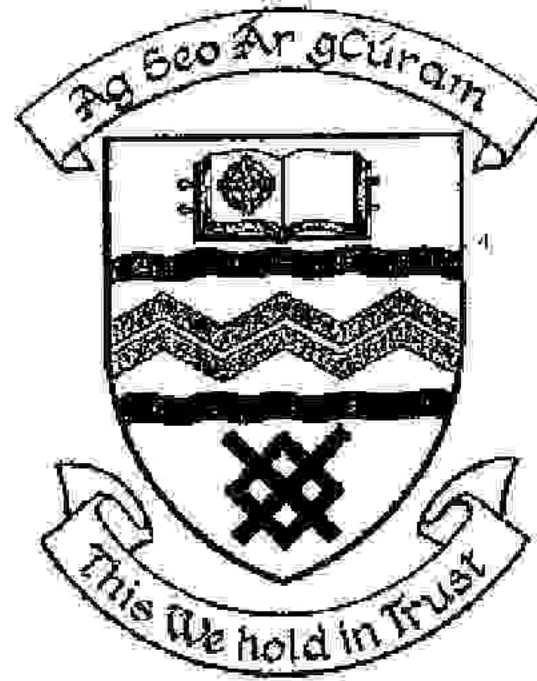
- 10 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 11 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the

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REG. REF. S01A/0585

Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and as set out in "Appendix F" of the South Dublin County Development Plan 1998.

REASON:

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

- 12 The applicant shall meet the following requirements of the South Western Area Health Board's Environmental Health Officers Department.

- (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- (ii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In the interest of public health.

- 13 Prior to the commencement of development, the applicant shall submit a site layout plan drainage layout and watermain layout indicating the correct scale (1:500).

REASON:

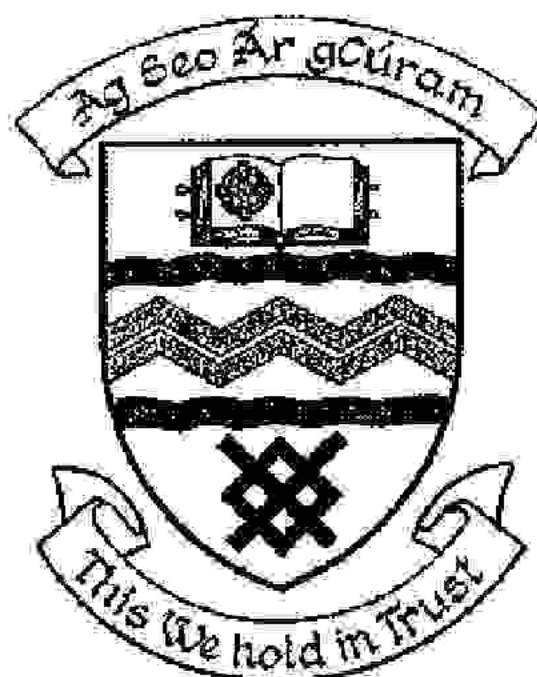
In the interest of clarity.

- 14 That a financial contribution in the sum of £10,500 (ten thousand five hundred pounds) EUR 13,332 (thirteen thousand three hundred and thirty two euros) 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

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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.

- 15 That a financial contribution in the sum of £29,400 (twenty nine thousand four hundred pounds) EUR 37,330 (thirty seven thousand three hundred and thirty euros) 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 facilitates 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.

- 16 That a financial contribution in the sum of £22,940 (twenty two thousand nine hundred and forty pounds) EUR 29,128 (twenty nine thousand one hundred and twenty eight euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

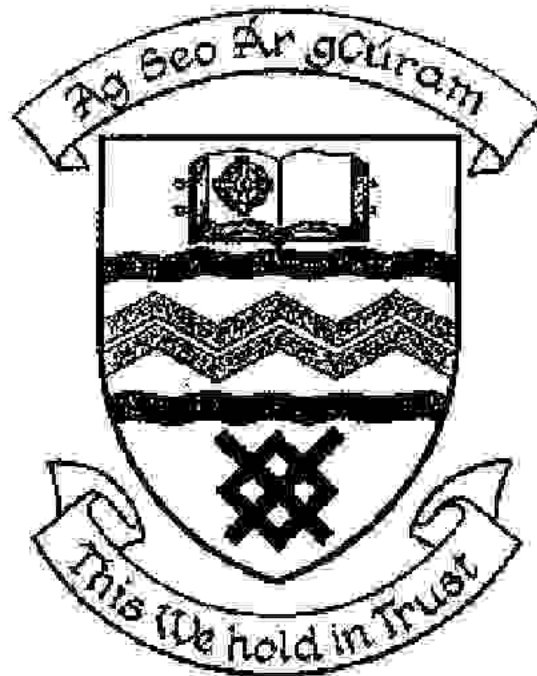
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 17 That a financial contribution in the sum of £9,450 (nine thousand four hundred and fifty pounds) EUR 11,999 (eleven thousand nine hundred and ninety nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

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

REG. REF. S01A/0585

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 the works.

- 18 That a financial contribution in the sum of £16,002 (sixteen thousand and two pounds) EUR 20,318 (twenty thousand three hundred and eighteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.

- 19 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £14,000 (fourteen thousand pounds) EUR 17,776 (seventeen thousand seven hundred and seventy six euros), a bond of an Insurance Company of £21,000 (twenty one thousand pounds) EUR 26,664 (twenty six thousand six hundred and sixty four euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 20 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 16, 17, 18 and 19 of Register Reference S97A/0731 and Condition No's. 23, 24, 25, 26 and 27 of Register Reference S99A/0655 be strictly adhered to in respect of this development.

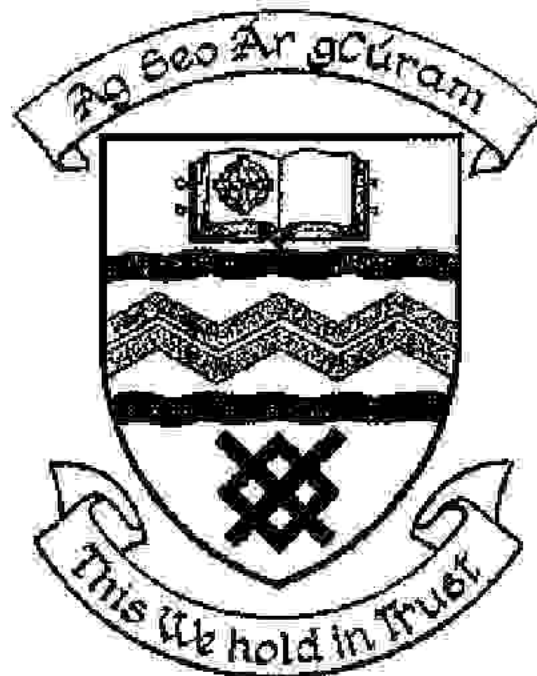
REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council

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to induce the provision of services and prevent disamenity
in the development.

C

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3299	Date of Decision 02/11/2001
Register Reference S01A/0585	Date 05/09/01

Applicant Kelland Homes Ltd.,
App. Type Permission
Development 14 No. 3 bed semi detached houses and associated site works
on site of c 1.2 acres. Being phase 5A of overall
development at Suncroft.

Location South of Sundale Avenue and East of Jobstown Community
College with access off new road from Kiltalown Road,
at Gibbons, Tallaght, Dublin 24.

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 08/11/2001.

Yours faithfully

..... 02/11/01
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.,
29 Fitzwilliam Place,
Dublin 2.