

	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/0435	
1. Location	Corner site bounded by Blessington Road, & Belgard Square East & Adjoining the Square Shopping Centre Car Park, Tallaght, Dublin 24.		
2. Development	Revisions to previously approved mixed residential/commercial development Reg. Ref S98A/0683 to include one extra storey to the apartment building giving a total of 54 No apartments, an extra storey to the office building with plantroom over, the installation of a basement under the shops, public house, offices and part of courtyard, for storage and plantroom uses apart from the basement of the public house which will be for commercial use, a sub-station and transformer located in the office building, a kiosk/sculpture to the courtyard between the office and apartment building, alterations to the internal layout of offices and apartments, retail units and amendments to elevational treatment on a site		
3. Date of Application	10/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Henry J. Lyons & Partners, Address: 47-48 Pearse Street, Dublin 2.		
5. Applicant	Name: Lowe Taverns (Tallaght) Ltd., Address: C/O Ryan Cannon Kirk, 2nd Floor, Eden House, 15-17 EdenQuay, Dublin 1.		
6. Decision	O.C.M. No. 3028  Date 28/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3357  Date 08/11/2001	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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Henry J. Lyons & Partners,  
47-48 Pearse Street,  
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 3357	Date of Final Grant 08/11/2001
Decision Order Number 3028	Date of Decision 28/09/2001
Register Reference S01A/0435	Date 10/07/01

**Applicant** Lowe Taverns (Tallaght) Ltd.,

**Development** Revisions to previously approved mixed residential/  
commercial development Reg. Ref S98A/0683 to include one  
extra storey to the apartment building giving a total of 54  
No apartments, an extra storey to the office building with  
plantroom over, the installation of a basement under the  
shops, public house, offices and part of courtyard, for  
storage and plantroom uses apart from the basement of the  
public house which will be for commercial use, a sub-station  
and transformer located in the office building, a kiosk/  
sculpture to the courtyard between the office and apartment  
building, alterations to the internal layout of offices and  
apartments, retail units and amendments to elevational  
treatment on a site

**Location** Corner site bounded by Blessington Road, & Belgard Square  
East & Adjoining the Square Shopping Centre Car Park,  
Tallaght, Dublin 24.

**Floor Area** 11.33 Sq Metres  
**Time extension(s) up to and including** 28/09/2001  
**Additional Information Requested/Received** /

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0147014

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A Permission has been granted for the development described above,  
subject to the following (15) Conditions.

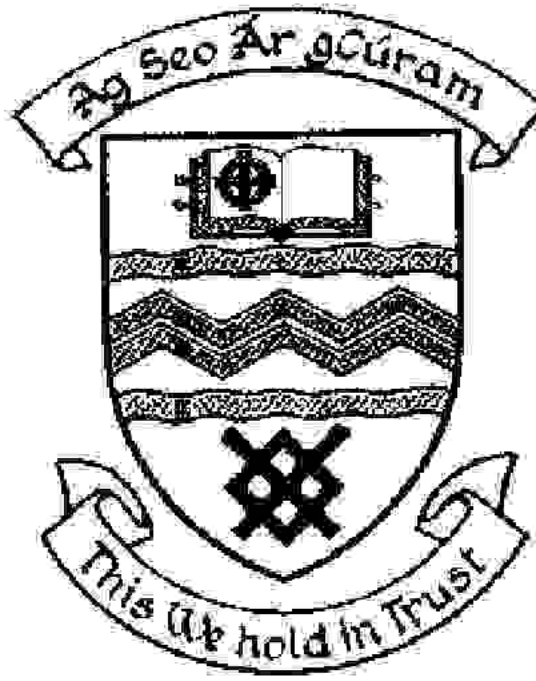


# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0963 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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, revised for unsolicited additional information received 11/09/2001 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 The applicant shall comply with all conditions as stated in the parent planning permission Reg. Ref. S98A/0963, save as may be required by the other conditions attached hereto.  
REASON:  
In the interests of proper planning and development.
- 3 That each apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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) No connection shall be made to the foul sewerage system until such time as a foul sewer of adequate capacity exits to cater for the proposed development.
  - ii) The basement foul pumping system shall be configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall be provided in the event of pump failure. A non-return valve shall be installed at the beginning of the rising main. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall remain the responsibility of the applicant. South Dublin County Council shall not be liable for the failure of the non-return.
  - iii) All wastewater from commercial kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system shall be submitted for approval prior to the commencement of development.
  - iv) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
  - v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - vi) Applicant to ensure full and complete separation of foul



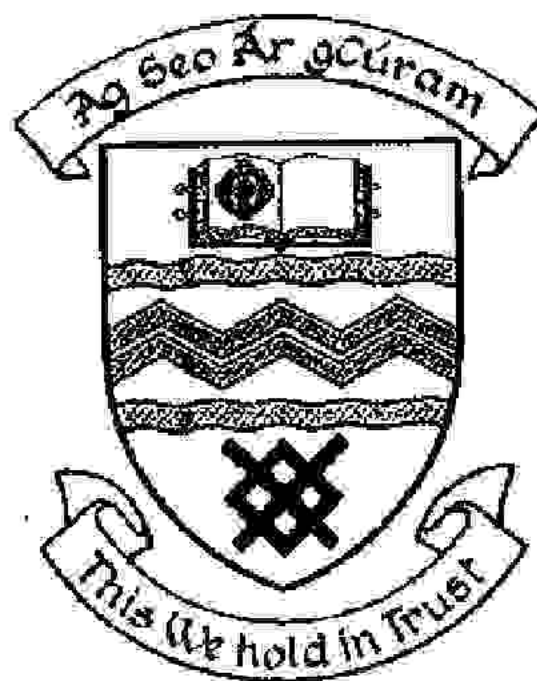
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/C/M

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and surface water systems.

vii) 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.

viii) Prior to the commencement of development the applicant will supply surface water run-off calculations to justify the sizing and layout of the proposed surface water drainage for the development.

ix) Prior to the commencement of development the applicant shall submit for approval to the Water Services Area Engineer / Leakage Engineer a revised watermain layout for the site. The following requirements shall be adhered to:  
1 No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

2 Watermains shall be looped or interconnected, to facilitate self-cleansing, rather than duckfoot hydrants.

x) All branch connections, swabbing, chlorination and tappings of watermains to be carried out by South Dublin County Council personnel at the applicant's prior expense.

xi) Each unit (commercial and residential) shall have its own individual service connection and 24hr storage.

xii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to upper storey units to ensure adequate pressure to upper storey units.

xiii) The water supply to any non-domestic unit shall be commercially metered.

xiv) Prior to the commencement of development the applicant shall liaise with the Leakage Engineer, Deansrath Depot, to establish the water metering requirements for development. These may include fitting the watermains serving the site with check meters, remote readouts, loggers, telemetry etc. Reason: In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 Prior to the commencement of development the applicant shall submit drawings, for the written agreement of the Planning Authority, showing that section of the ground floor façade, between points 6 - 8 (approximately) as shown on the northern elevations, clad in the same stone as that proposed at fifth floor level and on the stairwell to the apartment blocks. The drawings shall also show a revised architectural treatment of the said section reducing the area of mute/blank space. Reason: In the interest of architectural harmony and the proper planning and development of the area.

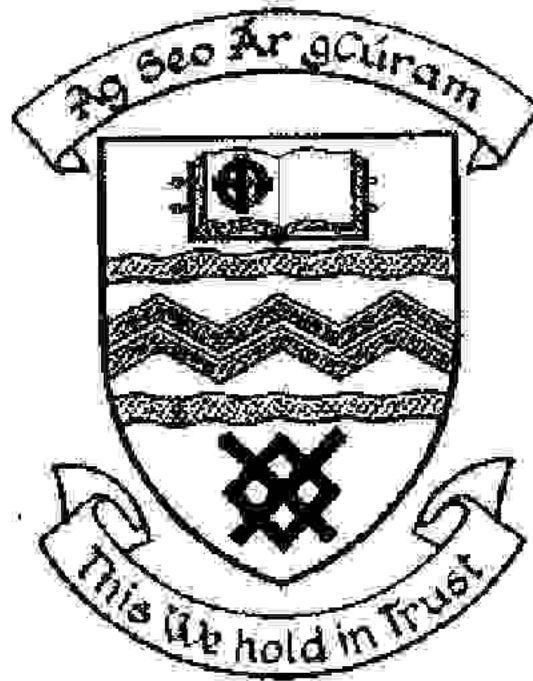


# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- 6 The requirements of the EHO shall be strictly adhered to.  
In that respect:
- i) Full consultation shall take place with the Environmental Health Department prior to the commencement of development.
  - ii) A suitable location for the storage of refuse is to be provided.
  - iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
  - iv) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10dB(A) (see note below).
  - v) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time (see note below).
  - vi) Clearly audible tones and impulsive noise at sensitive locations during evening and night shall be avoided irrespective of the noise level (see note below).
  - vii) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise levels as expressed as Laeq over 15 minutes at 1 metre from the façade of any noise sensitive location, shall not exceed the daytime background level by more than 10dB(A) and shall not exceed the background level for evening and night time (see note below).
  - viii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 hours on weekdays and 9.00 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.
  - ix) During the construction phase of the development Best Practicable Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

Reason: To protect the amenities of the area and in the interest of the proper planning and development of the area.

Note: A noise sensitive location is any dwelling unit, hotel or hostel, health building educational establishment when in use, places of worship when in use, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/03/1

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high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

- 7 (i) That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.  
(ii) A uniform scheme of shop front signage shall be required.

REASON:

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

- 8 That an acceptable street naming and apartment 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.

- 9 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.

- 10 That a financial contribution in the sum of £94,717 (ninety four thousand seven hundred and seventeen pounds) EUR 120,265 (one hundred and twenty thousand two hundred and sixty five 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.

- 11 That a financial contribution in the sum of £243,871 (two hundred and forty three thousand eight hundred and seventy one pounds) EUR 309,652 (three hundred and nine thousand six hundred and fifty two 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



REG. REF. S01A/0444 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

- 15 That no development under any permission granted pursuant to  
this decision be commenced until security for the provision

REG REF. S0147046 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

.....12/11/01  
for SENIOR ADMINISTRATIVE OFFICER

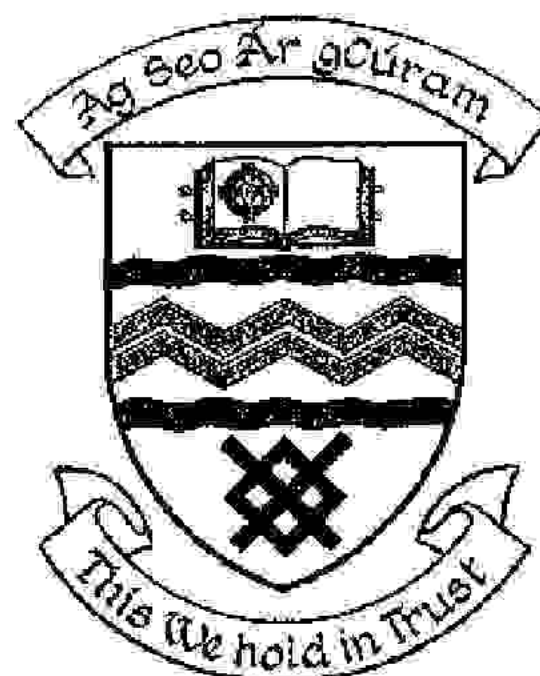


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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3028	Date of Decision 28/09/2001
Register Reference S01A/0435	Date: 10/07/01

**Applicant** Lowe Taverns (Tallaght) Ltd.,

**Development** Revisions to previously approved mixed residential/  
commercial development Reg. Ref S98A/0683 to include one  
extra storey to the apartment building giving a total of 54  
No apartments, an extra storey to the office building with  
plantroom over, the installation of a basement under the  
shops, public house, offices and part of courtyard, for  
storage and plantroom uses apart from the basement of the  
public house which will be for commercial use, a sub-station  
and transformer located in the office building, a kiosk/  
sculpture to the courtyard between the office and apartment  
building, alterations to the internal layout of offices and  
apartments, retail units and amendments to elevational  
treatment on a site

**Location** Corner site bounded by Blessington Road, & Belgard Square  
East & Adjoining the Square Shopping Centre Car Park,  
Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including 28/09/2001

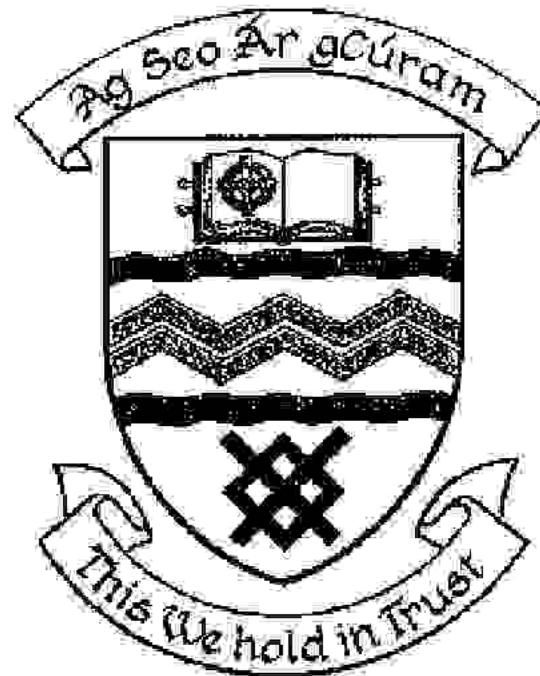
**Additional Information Requested/Received** /

**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

Henry J. Lyons & Partners,  
47-48 Pearse Street,  
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S01A/0435

by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

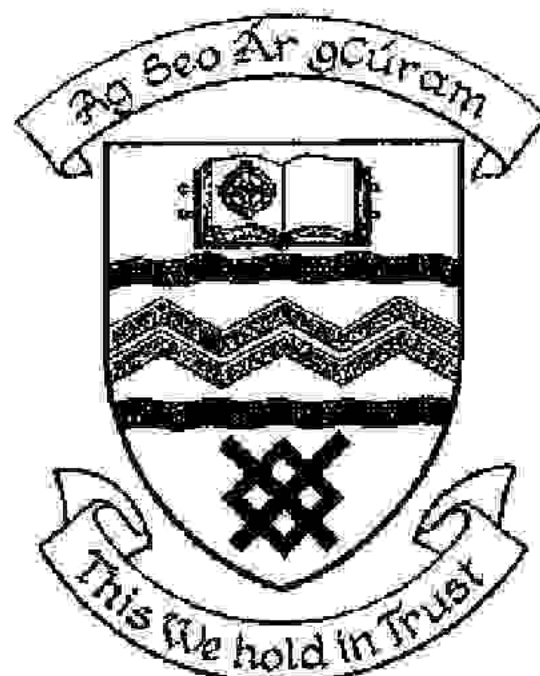
..... 28/09/01  
for SENIOR ADMINISTRATIVE OFFICER

**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, revised for unsolicited additional information received 11/09/2001, 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 The applicant shall comply with all conditions as stated in the parent planning permission Reg. Ref. S98A/0963, save as may be required by the other conditions attached hereto.  
REASON:  
In the interests of proper planning and development.
- 3 That each apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 The water supply and drainage arrangements, including the disposal of surface water, be in accordance with the



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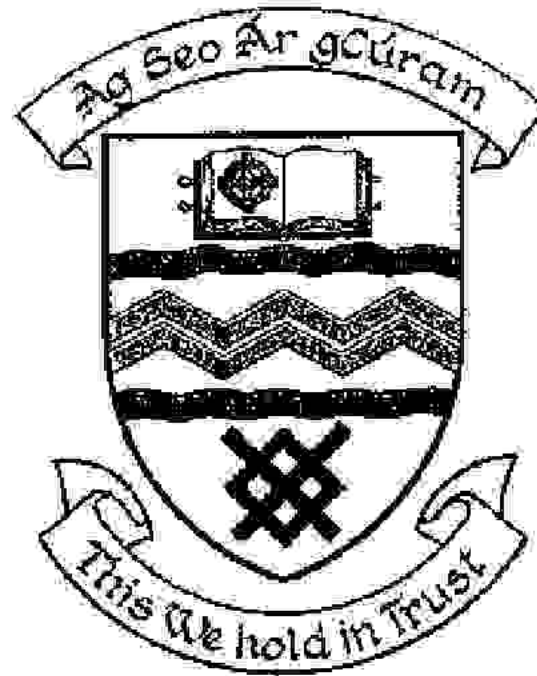
REG. REF. S01A/0435

requirements of the County Council. In that respect:

- i) No connection shall be made to the foul sewerage system until such time as a foul sewer of adequate capacity exits to cater for the proposed development.
- ii) The basement foul pumping system shall be configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall be provided in the event of pump failure. A non-return valve shall be installed at the beginning of the rising main. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall remain the responsibility of the applicant. South Dublin County Council shall not be liable for the failure of the non-return.
- iii) All wastewater from commercial kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system shall be submitted for approval prior to the commencement of development.
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- v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- vi) Applicant to ensure full and complete separation of foul and surface water systems.
- vii) 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.
- viii) Prior to the commencement of development the applicant will supply surface water run-off calculations to justify the sizing and layout of the proposed surface water drainage for the development.
- ix) Prior to the commencement of development the applicant shall submit for approval to the Water Services Area Engineer / Leakage Engineer a revised watermain layout for the site. The following requirements shall be adhered to:
  - 1 No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.



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2 Watermains shall be looped or interconnected, to facilitate self-cleansing, rather than duckfoot hydrants.

x) All branch connections, swabbing, chlorination and tappings of watermains to be carried out by South Dublin County Council personnel at the applicant's prior expense.

xi) Each unit (commercial and residential) shall have its own individual service connection and 24hr storage.

xii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to upper storey units to ensure adequate pressure to upper storey units.

xiii) The water supply to any non-domestic unit shall be commercially metered.

xiv) Prior to the commencement of development the applicant shall liase with the Leakage Engineer, Deansrath Depot, to establish the water metering requirements for development. These may include fitting the watermains serving the site with check meters, remote readouts, loggers, telemetry etc. Reason: In order to comply with the Sanitary Services Acts, 1878-1964.

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

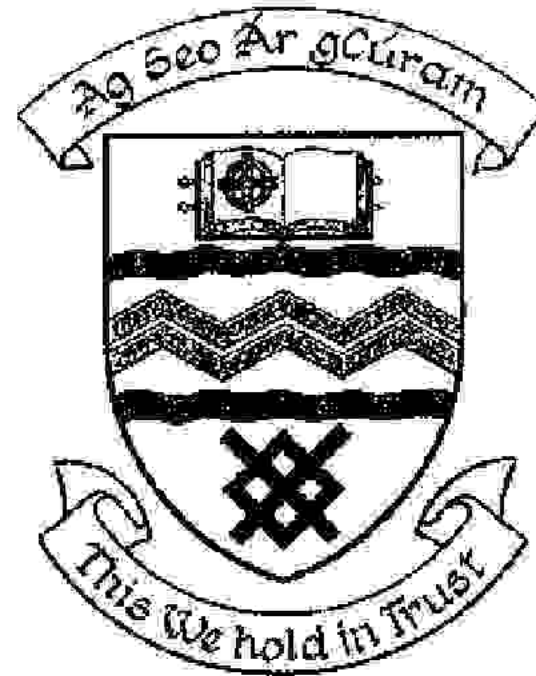
- 6 The requirements of the EHO shall be strictly adhered to. In that respect:
- i) Full consultation shall take place with the Environmental Health Department prior to the commencement of development.
  - ii) A suitable location for the storage of refuse is to be provided.
  - iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
  - iv) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the façade of a noise sensitive location, shall not exceed the daytime



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REG. REF. S01A/0435

background level by more than 10dB(A) (see note below).

v) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time (see note below).

vi) Clearly audible tones and impulsive noise at sensitive locations during evening and night shall be avoided irrespective of the noise level (see note below).

vii) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise levels as expressed as Laeq over 15 minutes at 1 metre from the façade of any noise sensitive location, shall not exceed the daytime background level by more than 10dB(A) and shall not exceed the background level for evening and night time (see note below).

viii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 hours on weekdays and 9.00 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.

ix) During the construction phase of the development Best Practicable Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

Reason: To protect the amenities of the area and in the interest of the proper planning and development of the area.

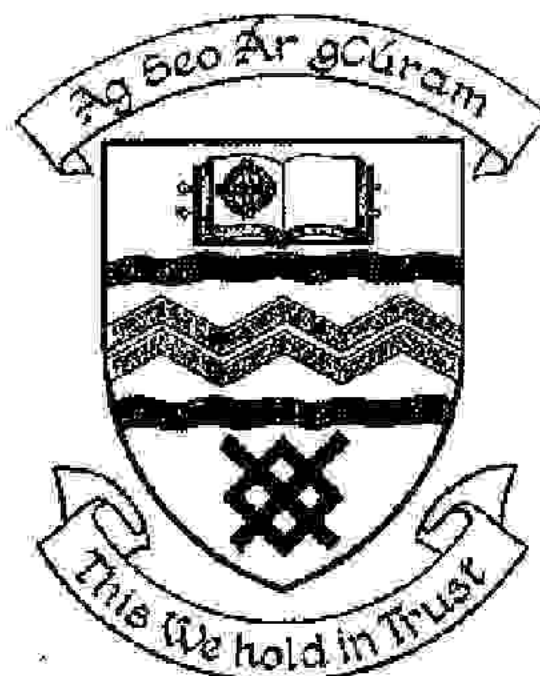
Note: A noise sensitive location is any dwelling unit, hotel or hostel, health building educational establishment when in use, places of worship when in use, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

- 7 (i) That no advertising sign or structure be erected except those which are exempted development, without prior approval

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REG REF. S01A/0435

of Planning Authority or An Bord Pleanála on appeal.

(ii) A uniform scheme of shop front signage shall be required.

REASON:

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

- 8 That an acceptable street naming and apartment 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.

- 9 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.

- 10 That a financial contribution in the sum of £94,717 (ninety four thousand seven hundred and seventeen pounds) EUR 120,265 (one hundred and twenty thousand two hundred and sixty five 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.

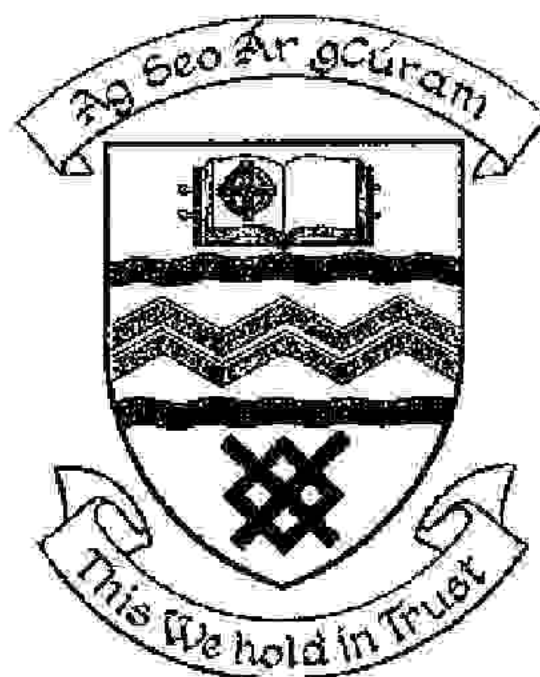
- 11 That a financial contribution in the sum of £243,871 (two hundred and forty three thousand eight hundred and seventy one pounds) EUR 309,652 (three hundred and nine thousand six hundred and fifty two euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development;



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

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**PLANNING  
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REG. REF. S01A/0435

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.

- 12 That a financial contribution in the sum of £34,500 (thirty four thousand five hundred pounds) EUR 43,806 (forty three thousand eight hundred and six 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.

- 13 That a financial contribution in the sum of £108,673 (one hundred and eight thousand six hundred and seventy three pounds) EUR 137,987 (one hundred and thirty seven thousand nine hundred and eighty seven 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.

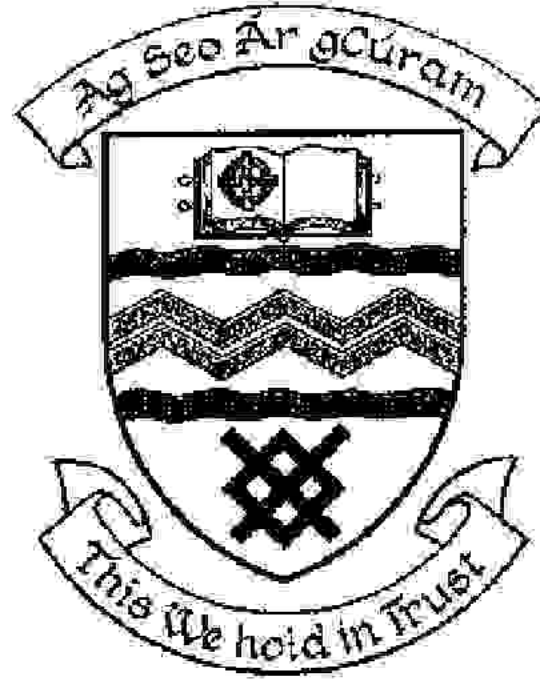
**REASON:**

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.

- 14 That a financial contribution to be determined by the proposer to South Dublin County Council towards the cost of upgrading of Belgard Square Foul Sewer Duplication Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

**REASON:**

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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.

- 15 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 £81,000 (eighty one thousand pounds) EUR 102,849 (one hundred and two thousand eight hundred and forty nine euros) or lodgement with the Council of a cash sum of £54,000 (fifty four thousand pounds) EUR 68,566 (sixty eight thousand five hundred and sixty six euros).

**REASON:**

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