

	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/0348	
1. Location	Castlefield Avenue, Knocklyon, Dublin 16.		
2. Development	11 No. of dwellings, consisting of 9 No. 2/3 bedroom terraced houses (house Nos 1-9) and 2 No. 3 bedroom detached bungalows (house Nos. 10 & 11), these works will involve repairs to a protected structure known as "Prospect House" (boundary wall only)		
3. Date of Application	12/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/08/2001 2.	1. 17/09/2001 2.
4. Submitted by	Name: CPM Architecture, Address: River House, East Wall Road,		
5. Applicant	Name: Collen Group Ltd., Address: River House, East Wall Road, Dublin 3.		
6. Decision	O.C.M. No. 3512  Date 29/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0101  Date 14/01/2002	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

14.

.....  
Registrar

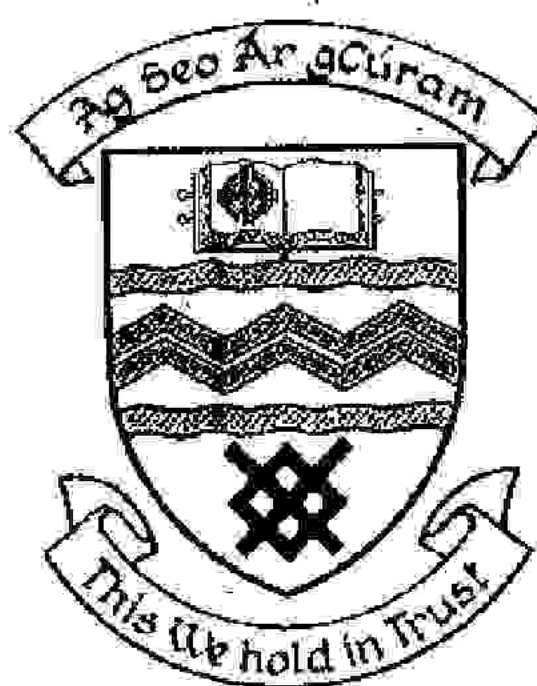
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Date

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Receipt No.

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

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CPM Architecture,  
River House,  
East Wall Road,  
Dublin 3.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0101	Date of Final Grant 14/01/2002
Decision Order Number 3512	Date of Decision 29/11/2001
Register Reference S01A/0348	Date 17/09/01

**Applicant** Collen Group Ltd.,

**Development** 11 No. of dwellings, consisting of 9 No. 2/3 bedroom terraced houses (house Nos 1-9) and 2 No. 3 bedroom detached bungalows (house Nos. 10 & 11), these works will involve repairs to a protected structure known as "Prospect House" (boundary wall only)

**Location** Castlefield Avenue, Knocklyon, Dublin 16.

**Floor Area** 0.00 Sq Metres  
**Time extension(s) up to and including** 30/11/2001  
**Additional Information Requested/Received** 09/08/2001 /17/09/2001

A Permission has been granted for the development described above,  
subject to the following (22) Conditions.



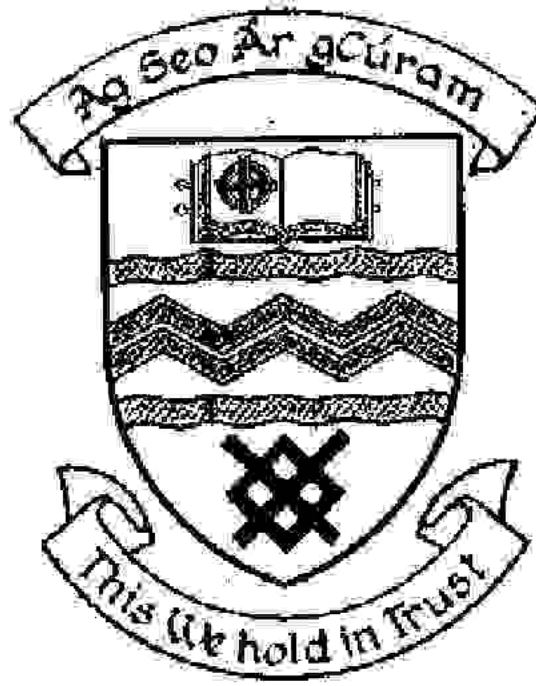
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S011001

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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 Additional Information lodged on the 17/09/2001, 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 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.
- 3 Prior to commencement of development the applicant shall agree terms and comply with the requirements of the Councils Development Department with regard to this acquisition of an area of Council owned land located adjacent to and in the rear garden of site No. 1.  
REASON:  
In the interests of proper planning and development of the area.
- 4 Site No. 11 shall not be developed under this decision to grant planning permission. Any future proposal for this area of land should have particular regard to the preservation of important trees in the vicinity of the site and safety hazards to any future occupants of the site arising from proximity of adjoining trees.  
REASON:  
In the interest of amenity and the proper planning and development of the area.
- 5 The following requirements Environmental Services Department shall be adhered to shall be adhered to:
  - All foul and surface water sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building. In this regard, prior to the commencement of development the applicant submit for approval a revised foul and surface water drainage layout to this effect.
  - Applicant to ensure full and complete separation of foul and surface water systems.
  - All pipes shall be laid with a minimum cover of 1.2m

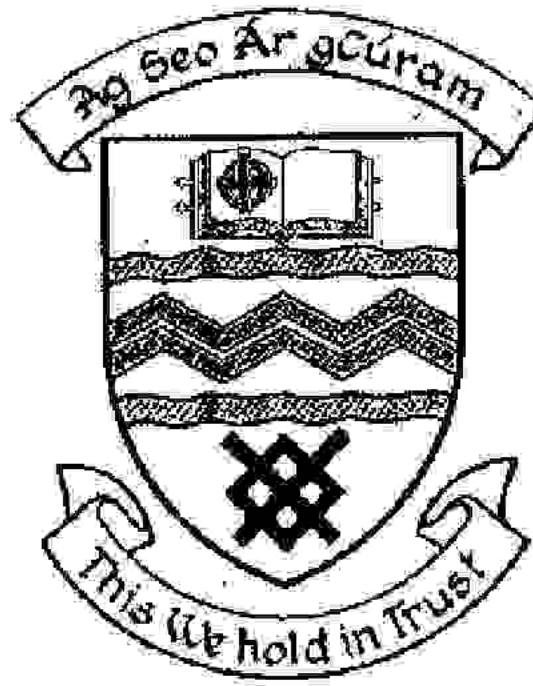
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0114/01

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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.

- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Prior to the commencement of development the applicant shall submit for approval to the Water Services Area Engineer (Deansrath Depot: Phone (01) 4570784) a revised watermain layout. The new watermain shall be looped to facilitate self-cleansing rather than terminating in a hydrant as shown in Drawing T84-E-008/A.
- Each property shall have its own individual service connection to the public watermain and 24hour storage.
- 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 the interests of the proper planning and development of the area.

- 6 The following requirements of the Roads Department shall be adhered to:-

- Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- Relocation of public light to be at applicant's own expense if necessary.
- Alteration to manhole cover/frame to be at applicant's own expense if necessary.

#### REASON:

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

- 7 The following requirements of the Parks and Landscape Department shall be adhered to:

- The narrow strip of land between house site no. 1 and the adjoining County Council land, located to the south of the entrance road, shall be ceded free of charge to the County Council for use as public open space.
- Prior to the commencement of the development, the applicant shall submit a plan outlining in green, the areas of public open space to be provided and offered for taking-in-charge by the County Council.
- Prior to the commencement of any works on site, the

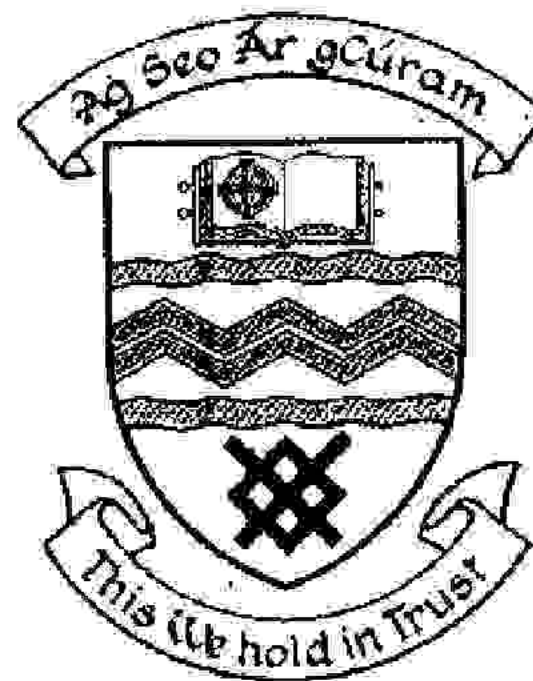


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S010070001 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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applicant to submit a plan showing the proposed location of protective fencing to be erected around all those trees to be retained on site. Such trees are to be protected for the duration of site development works and are to be enclosed by post and rail fencing, located outside the area covered by the crown spread of the trees, precise details to be agreed on site with the Parks Department. This fencing will be inspected on a regular basis by an official from the Parks and Landscape Services Department and is to be kept intact for the duration of site works.

- A scheme of tree felling and surgery works, based on the applicant's tree survey, is to be carried out prior to the commencement of works on site.
- The treatment of the boundary to the areas of public open space fronting Castlefield Avenue, shall be agreed with the Parks Department, prior to the commencement of any works on site. The applicant shall also submit proposals for upgrading the existing boundary fence adjoining the County Council public open space to the rear of the site at Glenvara Park.
- Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan to include proposals for the landscape treatment of the entire site, including the areas of public/private open space, proposals for repair/upgrading of protected boundary walls on open space, replacement tree planting, planting of climbing plants along new walls and street tree planting. These 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.
- The proposed location of the site compound and the exact routes of all water mains, foul and surface water sewers must be marked out on site and agreed with the Parks & Landscape Services Department prior to the commencement of any works, so as to minimise damage to trees/boundary walls which would inevitably result from excavation works and storage of materials.

#### REASON:

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

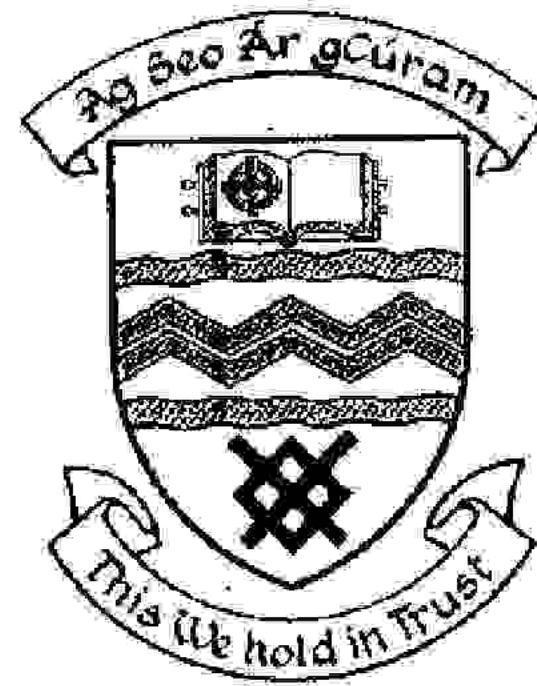
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S013/01

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- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 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.
- 13 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.



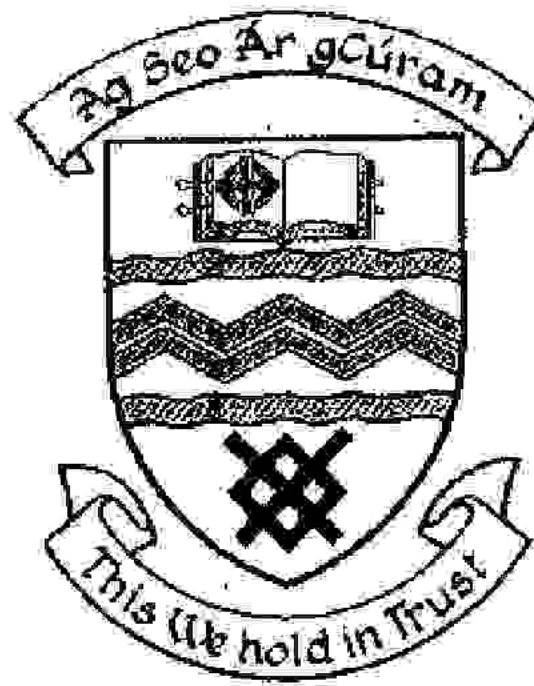
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S018/00M

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- 14 That each premises be used as a single dwelling unit.  
REASON:  
In the interest of the proper planning and development of the area.
- 15 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.
- 16 That a financial contribution in the sum of £7,250 (seven thousand two hundred and fifty pounds) EUR 9,475 (nine thousand four hundred and seventy 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.
- 17 That a financial contribution in the sum of £21,000 (twenty one thousand pounds) EUR 26,664 (twenty six thousand six hundred and sixty four 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.
- 18 That a financial contribution in the sum of £7,500 (seven thousand five hundred pounds) EUR 9,523 (nine thousand five hundred and twenty three euros) be paid by the proposer to



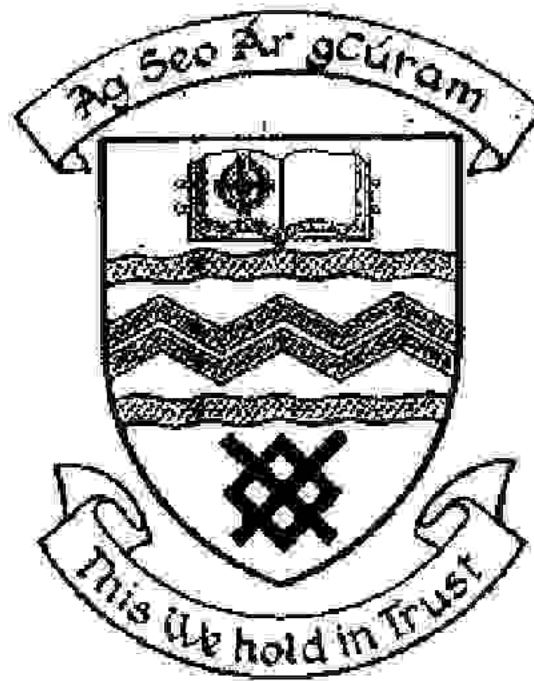
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/00

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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.

- 19 That a financial contribution in the sum of £6,750 (six thousand seven hundred and fifty pounds) EUR 8,571 (eight thousand five hundred and seventy one 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.

- 20 That a financial contribution in the sum of £11,430 (eleven thousand four hundred and thirty pounds) EUR 14,513 (fourteen thousand five hundred and thirteen 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.

- 21 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 £72,000 (seventy two thousand pounds) EUR 91,421 (ninety one thousand four hundred and twenty one euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

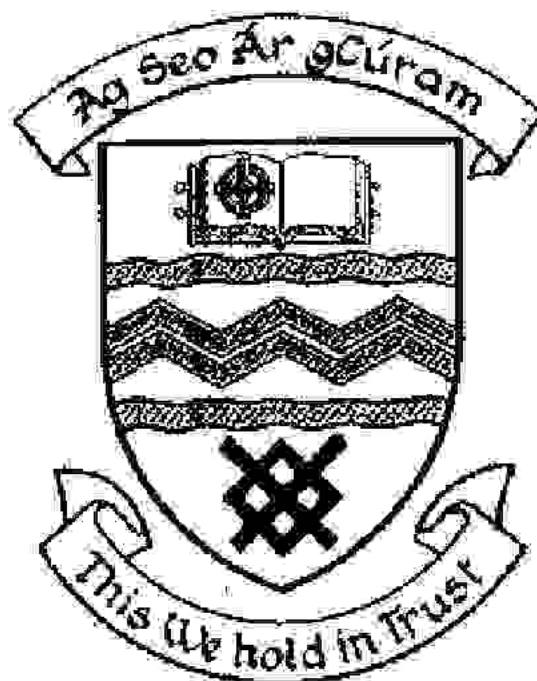
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S016/01/01

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Or./...

- b. Lodgement with the Council of a Cash Sum of £45,000 (forty five thousand pounds) EUR 57,138 (fifty seven thousand one hundred and thirty eight euros) 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.

- 22 That a Bond or Cash Lodgement of £20,000 (twenty thousand pounds) EUR 25,395 (twenty five thousand three hundred and ninety five euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

## REASON:

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

- (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.

.....*QCS*.....14/01/02  
for SENIOR ADMINISTRATIVE OFFICER



C

**SOUTH DUBLIN COUNTY COUNCIL**  
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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 3512	Date of Decision 29/11/2001
Register Reference S01A/0348	Date: 12/06/01

Applicant Collen Group Ltd.,

Development 11 No. of dwellings, consisting of 9 No. 2/3 bedroom terraced houses (house Nos 1-9) and 2 No. 3 bedroom detached bungalows (house Nos. 10 & 11), these works will involve repairs to a protected structure known as "Prospect House" (boundary wall only)

Location Castlefield Avenue, Knocklyon, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 30/11/2001

Additional Information Requested/Received 09/08/2001 /17/09/2001

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

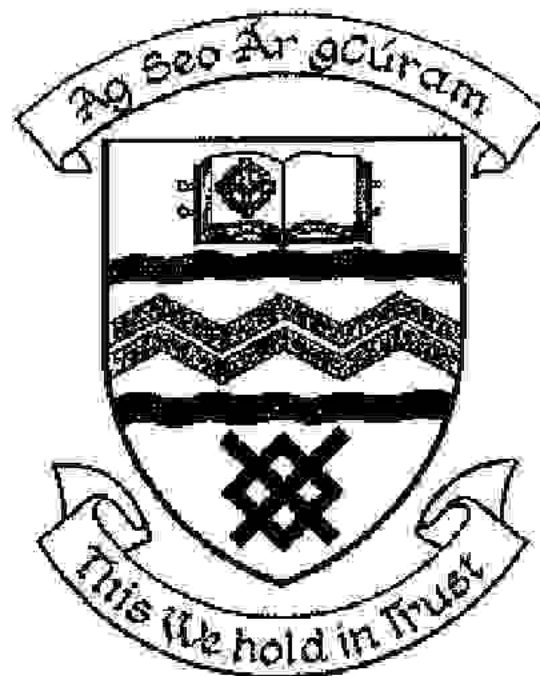
  
..... 29/11/01  
for SENIOR ADMINISTRATIVE OFFICER

CPM Architecture,  
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REG REF. S01A/0348

**Conditions and Reasons**

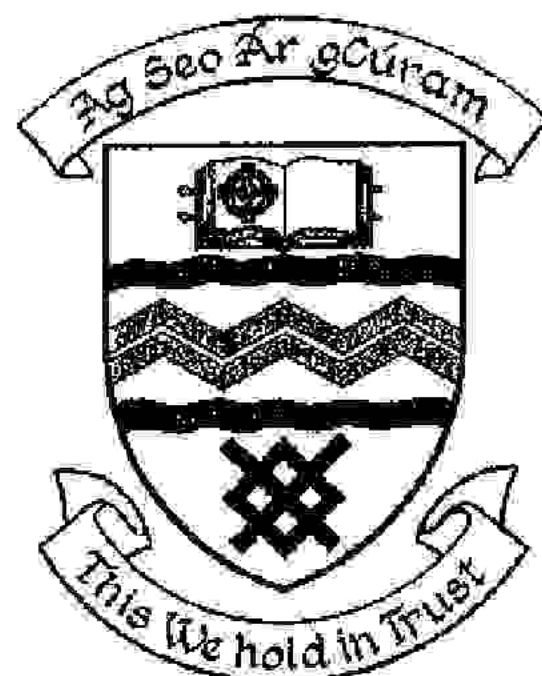
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information lodged on the 17/09/2001, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.
- 3 Prior to commencement of development the applicant shall agree terms and comply with the requirements of the Councils Development Department with regard to this acquisition of an area of Council owned land located adjacent to and in the rear garden of site No. 1.  
REASON:  
In the interests of proper planning and development of the area.
- 4 Site No. 11 shall not be developed under this decision to grant planning permission. Any future proposal for this area of land should have particular regard to the preservation of important trees in the vicinity of the site and safety hazards to any future occupants of the site arising from proximity of adjoining trees.  
REASON:  
In the interest of amenity and the proper planning and development of the area.
- 5 The following requirements Environmental Services Department shall be adhered to shall be adhered to:
  - All foul and surface water sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.



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REG. REF. S01A/0348

In this regard, prior to the commencement of development the applicant submit for approval a revised foul and surface water drainage layout to this effect.

- Applicant to ensure full and complete separation of foul and surface water systems.
- 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.
- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
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- 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 the interests of the proper planning and development of the area.

- 6 The following requirements of the Roads Department shall be adhered to:-

- Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- Relocation of public light to be at applicant's own expense if necessary.
- Alteration to manhole cover/frame to be at applicant's own expense if necessary.

**REASON:**

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

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REG REF. S01A/0348

7 The following requirements of the Parks and Landscape Department shall be adhered to:

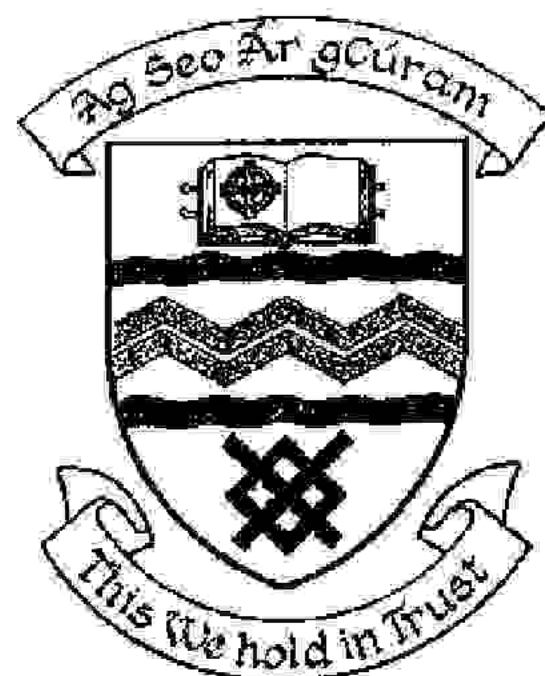
- The narrow strip of land between house site no. 1 and the adjoining County Council land, located to the south of the entrance road, shall be ceded free of charge to the County Council for use as public open space.
- Prior to the commencement of the development, the applicant shall submit a plan outlining in green, the areas of public open space to be provided and offered for taking-in-charge by the County Council.
- Prior to the commencement of any works on site, the applicant to submit a plan showing the proposed location of protective fencing to be erected around all those trees to be retained on site. Such trees are to be protected for the duration of site development works and are to be enclosed by post and rail fencing, located outside the area covered by the crown spread of the trees, precise details to be agreed on site with the Parks Department. This fencing will be inspected on a regular basis by an official from the Parks and Landscape Services Department and is to be kept intact for the duration of site works.
- A scheme of tree felling and surgery works, based on the applicant's tree survey, is to be carried out prior to the commencement of works on site.
- The treatment of the boundary to the areas of public open space fronting Castlefield Avenue, shall be agreed with the Parks Department, prior to the commencement of any works on site. The applicant shall also submit proposals for upgrading the existing boundary fence adjoining the County Council public open space to the rear of the site at Glenvara Park.
- Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan to include proposals for the landscape treatment of the entire site, including the areas of public/private open space, proposals for repair/upgrading of protected boundary



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walls on open space, replacement tree planting, planting of climbing plants along new walls and street tree planting. These 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.

- The proposed location of the site compound and the exact routes of all water mains, foul and surface water sewers must be marked out on site and agreed with the Parks & Landscape Services Department prior to the commencement of any works, so as to minimise damage to trees/boundary walls which would inevitably result from excavation works and storage of materials.

**REASON:**

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

- 8 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.

- 9 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.

- 10 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:**

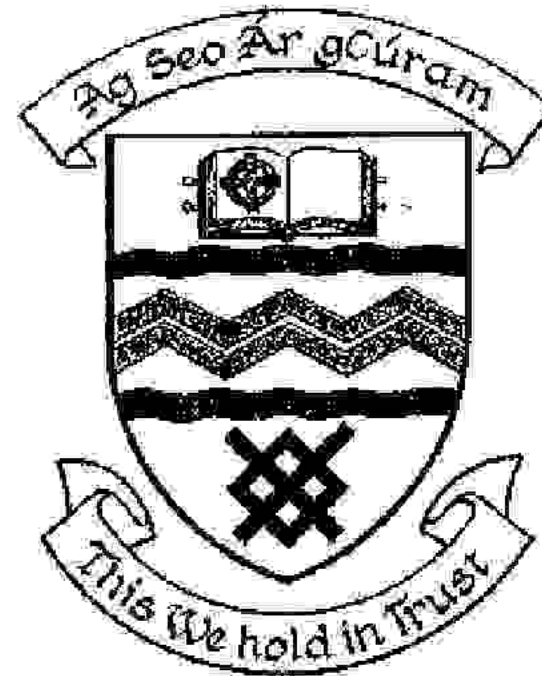
In the interest of the proper planning and development of the area.

- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be

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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.

- 12 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.

- 13 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 14 That each premises be used as a single dwelling unit.

REASON:

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

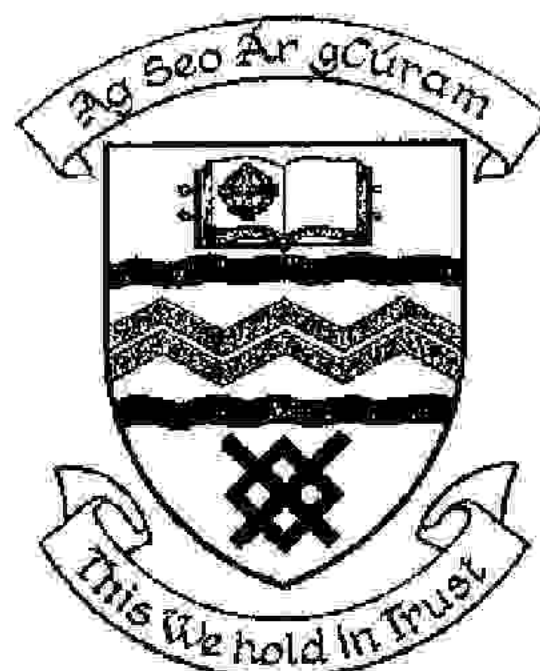
- 15 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and 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.



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- 16 That a financial contribution in the sum of £7,250 (seven thousand two hundred and fifty pounds) EUR 9,475 (nine thousand four hundred and seventy 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.

- 17 That a financial contribution in the sum of £21,000 (twenty one thousand pounds) EUR 26,664 (twenty six thousand six hundred and sixty four 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:**

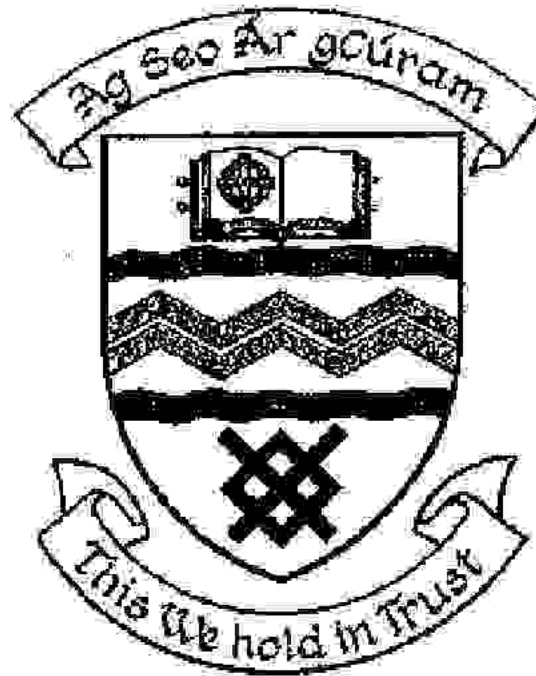
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 18 That a financial contribution in the sum of £7,500 (seven thousand five hundred pounds) EUR 9,523 (nine thousand five hundred and twenty three 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.

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- 19 That a financial contribution in the sum of £6,750 (six thousand seven hundred and fifty pounds) EUR 8,571 (eight thousand five hundred and seventy one 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.

- 20 That a financial contribution in the sum of £11,430 (eleven thousand four hundred and thirty pounds) EUR 14,513 (fourteen thousand five hundred and thirteen 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.

- 21 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:-

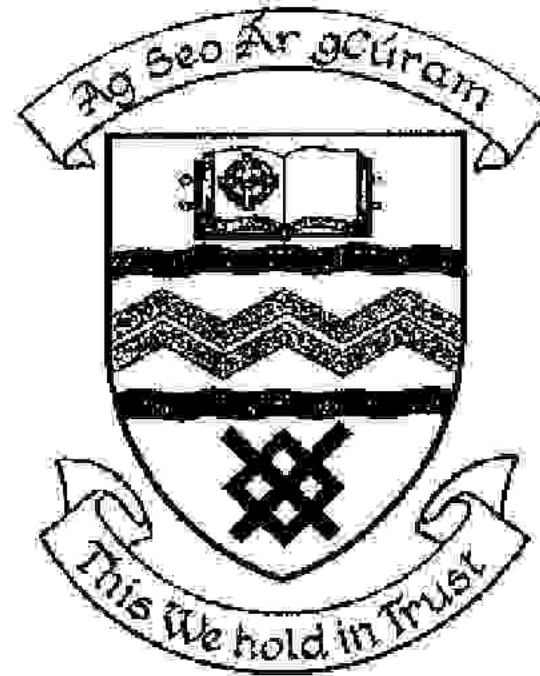
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £72,000 (seventy two thousand pounds) EUR 91,421 (ninety one thousand four hundred and twenty one euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or./...
- b. Lodgement with the Council of a Cash Sum of £45,000 (forty five thousand pounds) EUR 57,138 (fifty seven thousand one hundred and thirty eight euros) to be applied by the Council at its absolute discretion if such services are not duly provided to



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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.

- 22 That a Bond or Cash Lodgement of £20,000 (twenty thousand  
pounds) EUR 25,395 (twenty five thousand three hundred and  
ninety five euros shall be lodged with the Planning  
Authority before development commences to ensure the  
protection of trees on the site and to repair any damage  
caused during the construction period.

**REASON:**

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