

	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/0262	
1. Location	Site at "The Lough & Quay", Ninth Lock Road & Nangor Road, Clondalkin, Dublin 22.		
2. Development	For construction of 108 no. apartments in 4 no. four-storey apartment blocks with basement car parking comprising 8no. 3-bed, 76no. 2-bed and 24no. 1-bed units, single storey Waterways Ireland service building and associated site development works on lands.		
3. Date of Application	04/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates Architects Address: 11A Greenmount House, Harold's Cross,		
5. Applicant	Name: Town Pub Developments Ltd., Address: Reg Office 1, Terenure Place, Terenure, Dublin 6W		
6. Decision	O.C.M. No. 2697 Date 20/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3059 Date 03/10/2001	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

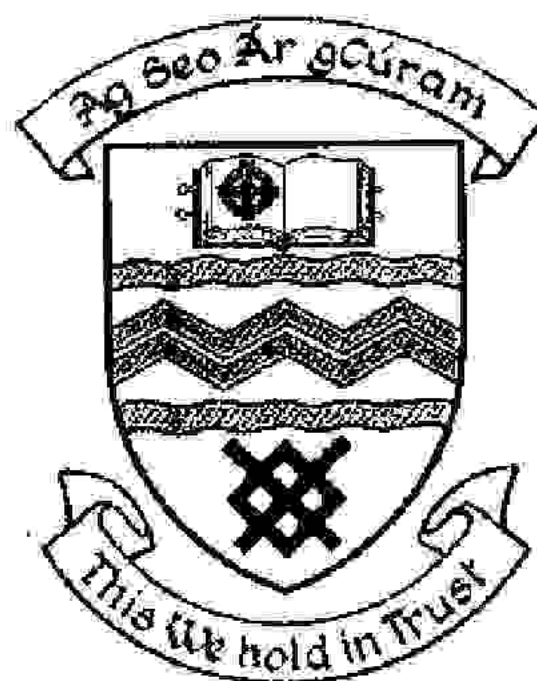
Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
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John F. O'Connor & Associates Architects
11A Greenmount House,
Harolds Cross,
Dublin 6W

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3059	Date of Final Grant 03/10/2001
Decision Order Number 2697	Date of Decision 20/08/2001
Register Reference S01A/0262	Date 04/05/01

Applicant Town Pub Developments Ltd.,

Development For construction of 108 no. apartments in 4 no. four-storey apartment blocks with basement car parking comprising 8no. 3-bed, 76no. 2-bed and 24no. 1-bed units, single storey Waterways Ireland service building and associated site development works on lands.

Location Site at "The Lough & Quay", Ninth Lock Road & Nangor Road, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 21/08/2001
Additional Information Requested/Received /

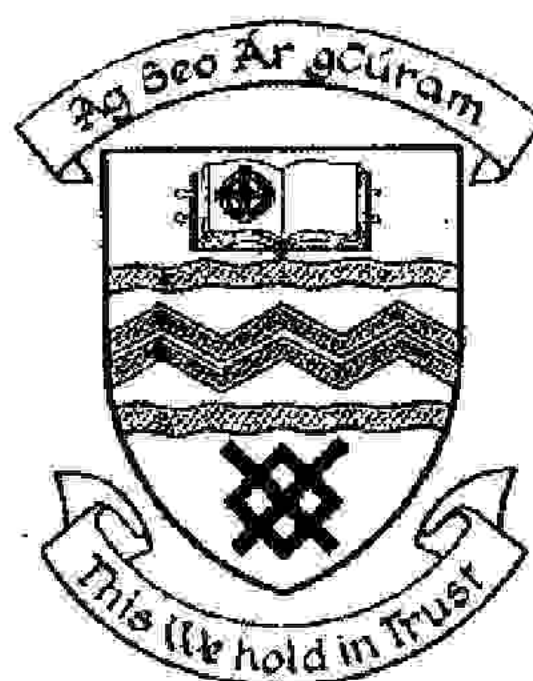
A Permission has been granted for the development described above,
subject to the following (24) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and unsolicited additional information received on 01/08/2001 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 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.
- 4 That high quality design public lighting be provided within the site prior to the occupation of the apartments in accordance with a scheme to be approved in writing by the planning authority.
Reason: In the interest of visual amenity, public safety and the proper planning and development of the area.
- 5 That no apartment be occupied until all services have been connected thereto and are operational.
REASON:
In the interest of proper planning and development of the area.
- 6 The applicant shall submit prior to the commencement of development samples of the proposed materials which shall be consistent with those which are to be used in the residential development reg. ref. S01A/0260 (these shall include brick types, roofing materials and railings) for the written agreement of the Planning Authority.
Reason: In the interest of proper planning and development of the area.
- 7 The applicant shall submit prior to the commencement of development for the written agreement of the Planning

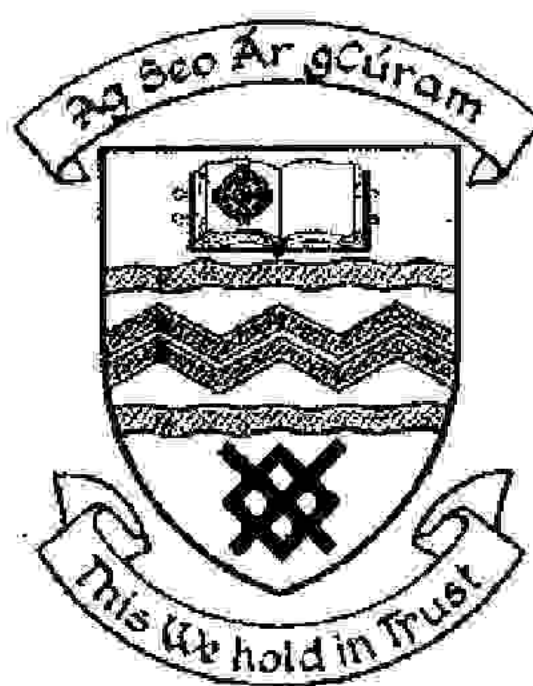
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Authority details of the proposed windows/window frames which shall be consistent with those which are to be used in the adjoining development Reg. Ref. S01A/0260.
Reason: In the interest of proper planning and development of the area.

- 8 Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Authority a detailed landscape plan for the site with full works specification. This plan to include details in relation to the landscape treatment of the proposed car-park including tree, shrub and boundary 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.

REASON:

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

- 9 The entrance gates B2 shall be agreed in writing with the Planning Authority prior to the commencement of development.
Reason: In the interest of proper planning and development of the area.

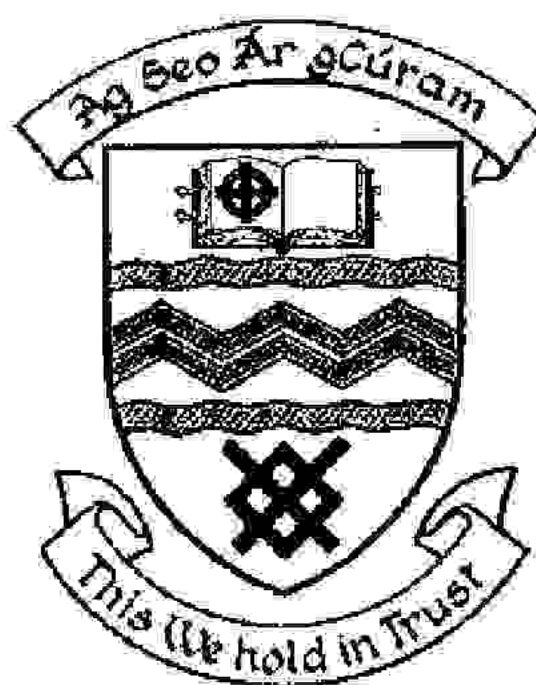
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. All foul sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter.
 - (b) 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.
 - (c) Applicant to ensure full and complete separation of foul and surface water systems.
 - (d) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense
 - (e) The watermains serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger.
 - (f) the proposed development shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

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REASON:

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

- 11 All waste material from the proposed development shall be stored at basement level in the specified stores at all times.
Reason: In the interest of proper planning and development of the area.

- 12 The applicant is proposing to divert a 1350mm diameter public surface water sewer. They propose a gradient of 1:838 for the diverted sewer. As the existing sewer has a gradient 1:700 this would result in a significant loss in capacity of the system. This system facilitates the surface water drainage of a large part of Clondalkin therefore the applicants proposal is unacceptable. Therefore the applicant shall prior to the commencement of development submit for the written agreement of the Planning Authority revised design for the diversion of this 1350mm diameter sewer, upsizing the pipe to maintain capacity if adequate gradients are not available. Similarly the diversion of the 450mm diameter public surface water sewer shall not result in any loss of capacity in the sewer. Any diversion shall be carried out by the County Council at the applicant's prior expense. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge.
Reason: In the interest of proper planning and development of the area.

- 13 The applicant is proposing to construct a "roof" over the open channel, on the north of the site. The applicant shall submit prior to the commencement of development for the written approval of the Planning Authority a detailed structural design for this "roof," as well as details of the manholes which will be required for access / cleaning purposes. While the applicant states that covered channel will be landscaped over by the site layout shows car parking located over it, the applicant shall prior to the commencement of development clearly demonstrate that the existing concrete channel, together with the proposed "roof", can adequately support the loading from this car-park.
Reason: In the interest of proper planning and development of the area.

- 14 The applicant is proposing to pump surface water from the basement car park. Full details of this pumping system are

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REG. REF. S0117/09/01

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to be provided for approval prior to the commencement of development. Adequate provision shall be allowed for an overflow storage facility in the event of pump failure. The installation, operation and maintenance of the system shall remain the responsibility of the applicant.

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

- 15 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 16 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.

REASON:

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

- 17 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.

- 18 That a financial contribution in the sum of £77,400 (seventy seven thousand four hundred pounds) EUR 98,278 (ninety eight thousand two hundred and seventy eight 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:

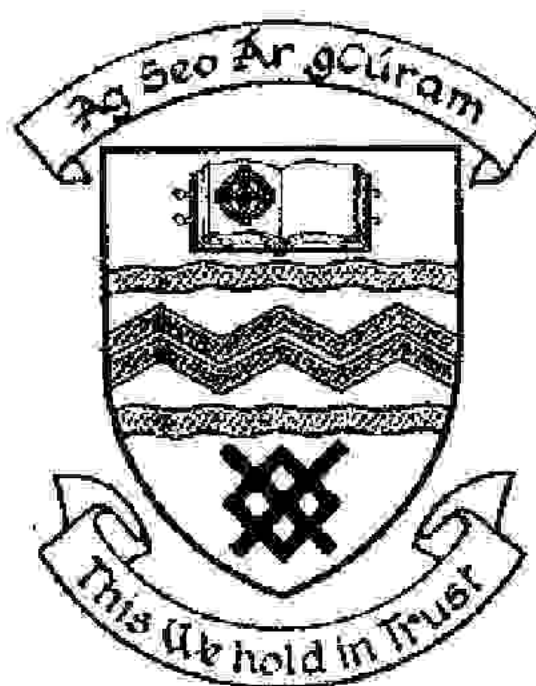
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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- 19 That a financial contribution in the sum of £201,600 (two hundred and one thousand and six hundred pounds) EUR 255,979 (two hundred and fifty five thousand nine hundred and seventy nine 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.

- 20 That a financial contribution in the sum of £72,000 (seventy two thousand pounds) EUR 91,421 (ninety one thousand four hundred and twenty one 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.

- 21 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £108,000 (one hundred and eight thousand pounds) EUR 137,132 (one hundred and thirty seven thousand one hundred and thirty two euros), a bond of an Insurance Company of £162,000 (one hundred and sixty two thousand pounds) EUR 205,698 (two hundred and five thousand six hundred and ninety eight 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.

- 22 That a Bond or Cash Lodgement of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two euros) shall be lodged with the Planning Authority before

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REG. REF. S017/056

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development commences to ensure the protection of trees/
hedgerows 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.

- 23 That details of the Management Agreement for the maintenance
and control of the site be submitted and agreed with the
Planning Authority prior to the commencement of development.

REASON:

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

- 24 That an acceptable naming and apartment numbering scheme
be submitted to and approved by the County Council before
any constructional work takes place on the proposed units.

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.

......04/10/01
for SENIOR ADMINISTRATIVE OFFICER

	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/0262	
1. Location	Site at "The Lough & Quay", Ninth Lock Road & Nangor Road, Clondalkin, Dublin 22.		
2. Development	For construction of 108 no. apartments in 4 no. four-storey apartment blocks with basement car parking comprising 8no. 3-bed, 76no. 2-bed and 24no. 1-bed units, single storey Waterways Ireland service building and associated site development works on lands.		
3. Date of Application	04/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates Architects Address: 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Town Pub Developments Ltd., Address: Reg Office 1, Terenure Place, Terenure, Dublin 6W		
6. Decision	O.C.M. No. 2697 Date 20/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			

14.

Registrar

Date

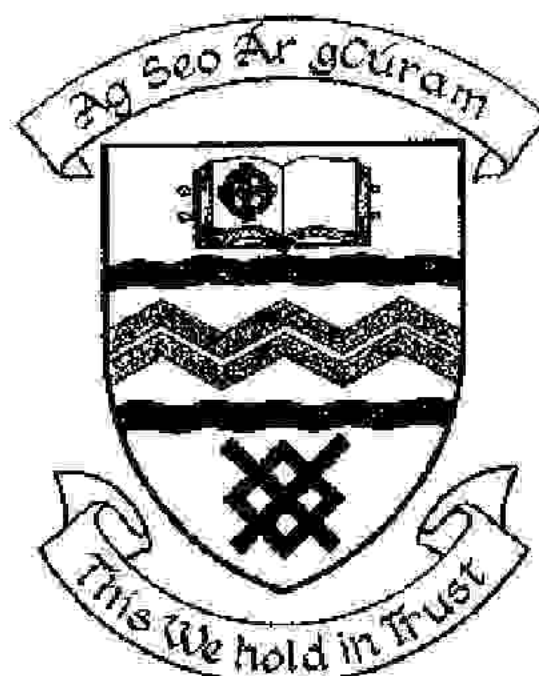
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2697	Date of Decision 20/08/2001
Register Reference S01A/0262	Date: 04/05/01

Applicant Town Pub Developments Ltd.,

Development For construction of 108 no. apartments in 4 no. four-storey apartment blocks with basement car parking comprising 8no. 3-bed, 76no. 2-bed and 24no. 1-bed units, single storey Waterways Ireland service building and associated site development works on lands.

Location Site at "The Lough & Quay", Ninth Lock Road & Nangor Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 21/08/2001

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


..... 20/08/01
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor & Associates Architects
11A Greenmount House,
Harolds Cross,
Dublin 6W

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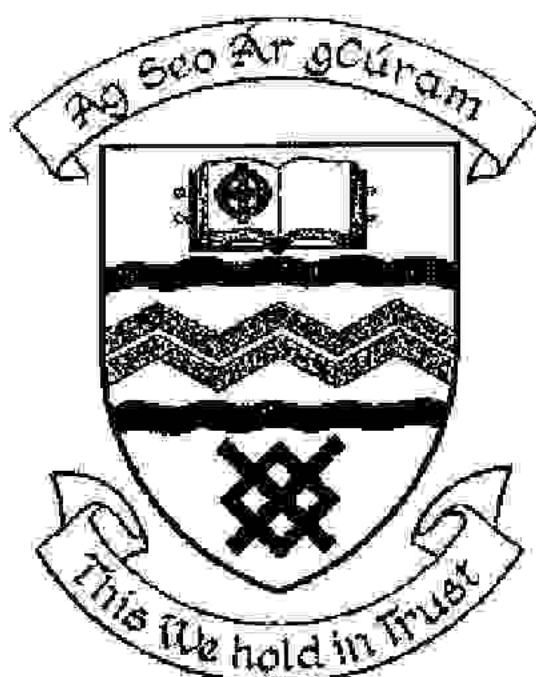
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and unsolicited additional information received on 01/08/2001 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 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.
- 4 That high quality design public lighting be provided within the site prior to the occupation of the apartments in accordance with a scheme to be approved in writing by the planning authority.
Reason: In the interest of visual amenity, public safety and the proper planning and development of the area.
- 5 That no apartment be occupied until all services have been connected thereto and are operational.
REASON:
In the interest of proper planning and development of the area.
- 6 The applicant shall submit prior to the commencement of development samples of the proposed materials which shall be consistent with those which are to be used in the residential development reg. ref. S01A/0260 (these shall

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REG. REF. S01A/0262

include brick types, roofing materials and railings) for the written agreement of the Planning Authority.

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

- 7 The applicant shall submit prior to the commencement of development for the written agreement of the Planning Authority details of the proposed windows/window frames which shall be consistent with those which are to be used in the adjoining development Reg. Ref. S01A/0260.

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

- 8 Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Authority a detailed landscape plan for the site with full works specification. This plan to include details in relation to the landscape treatment of the proposed car-park including tree, shrub and boundary 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.

REASON:

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

- 9 The entrance gates B2 shall be agreed in writing with the Planning Authority prior to the commencement of development.

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

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. All foul sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter.

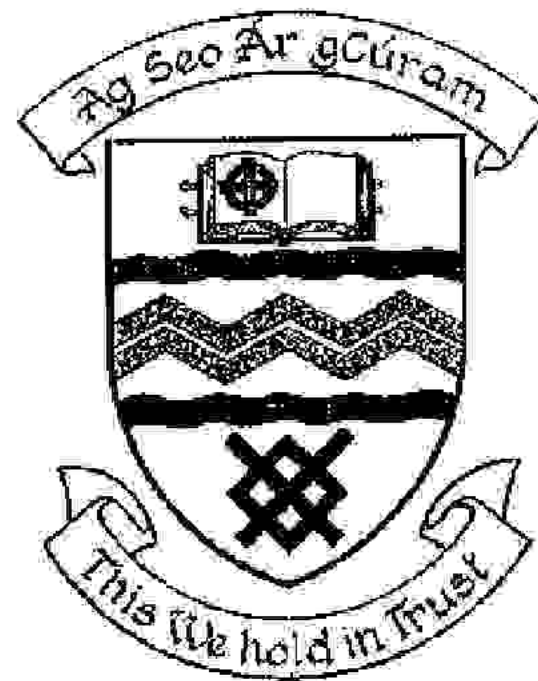
(b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space.

Where it is not possible to achieve these minimum covers,

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pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(c) Applicant to ensure full and complete separation of foul and surface water systems.

(d) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense

(e) The watermains serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger.

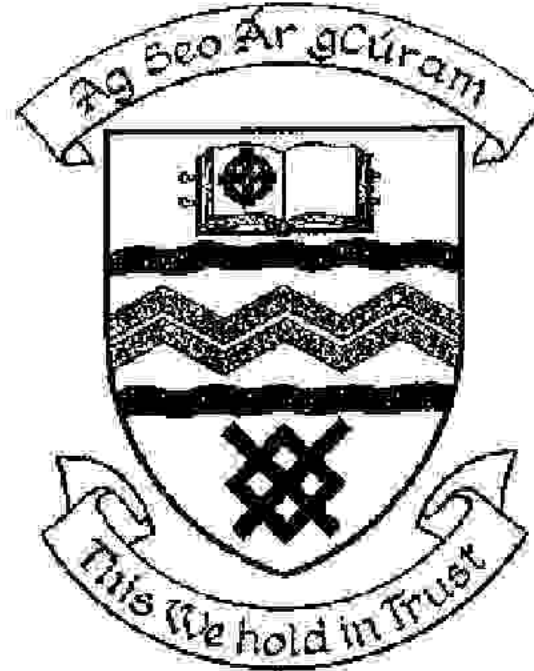
(f) the proposed development shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

REASON:

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

- 11 All waste material from the proposed development shall be stored at basement level in the specified stores at all times.
Reason: In the interest of proper planning and development of the area.
- 12 The applicant is proposing to divert a 1350mm diameter public surface water sewer. They propose a gradient of 1:838 for the diverted sewer. As the existing sewer has a gradient 1:700 this would result in a significant loss in capacity of the system. This system facilitates the surface water drainage of a large part of Clondalkin therefore the applicants proposal is unacceptable. Therefore the applicant shall prior to the commencement of development submit for the written agreement of the Planning Authority revised design for the diversion of this 1350mm diameter sewer, upsizing the pipe to maintain capacity if adequate gradients are not available. Similarly the diversion of the 450mm diameter public surface water sewer shall not result in any loss of capacity in the sewer. Any diversion shall be carried out by the County Council at the applicant's prior expense. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge.
Reason: In the interest of proper planning and development of the area.

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- 13 The applicant is proposing to construct a "roof" over the open channel on the north of the site. The applicant shall submit prior to the commencement of development for the written approval of the Planning Authority a detailed structural design for this "roof," as well as details of the manholes which will be required for access / cleaning purposes. While the applicant states that covered channel will be landscaped over by the site layout shows car parking located over it, the applicant shall prior to the commencement of development clearly demonstrate that the existing concrete channel, together with the proposed "roof", can adequately support the loading from this car-park.

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

- 14 The applicant is proposing to pump surface water from the basement car park. Full details of this pumping system are to be provided for approval prior to the commencement of development. Adequate provision shall be allowed for an overflow storage facility in the event of pump failure. The installation, operation and maintenance of the system shall remain the responsibility of the applicant.

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

- 15 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 16 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.

REASON:

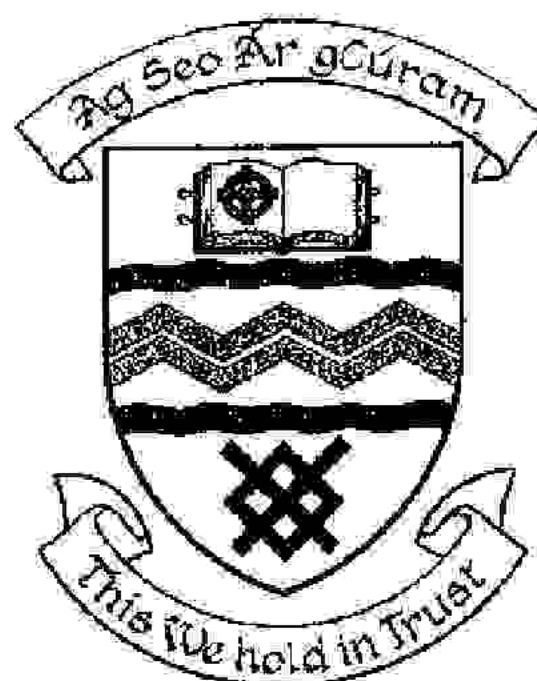
In the interest of the proper planning and development of the area.

- 17 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority

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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.

- 18 That a financial contribution in the sum of £77,400 (seventy seven thousand four hundred pounds) EUR 98,278 (ninety eight thousand two hundred and seventy eight 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.

- 19 That a financial contribution in the sum of £201,600 (two hundred and one thousand and six hundred pounds) EUR 255,979 (two hundred and fifty five thousand nine hundred and seventy nine 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:

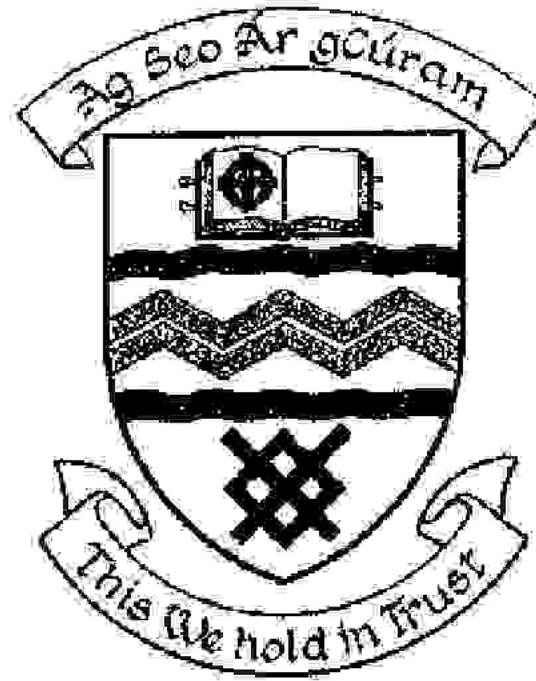
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 20 That a financial contribution in the sum of £72,000 (seventy two thousand pounds) EUR 91,421 (ninety one thousand four hundred and twenty one euros) be paid by the proposer to

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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.

- 21 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £108,000 (one hundred and eight thousand pounds) EUR 137,132 (one hundred and thirty seven thousand one hundred and thirty two euros), a bond of an Insurance Company of £162,000 (one hundred and sixty two thousand pounds) EUR 205,698 (two hundred and five thousand six hundred and ninety eight 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.

- 22 That a Bond or Cash Lodgement of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees/hedgerows 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.

- 23 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

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- 24 That an acceptable naming and apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed units.

REASON:

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