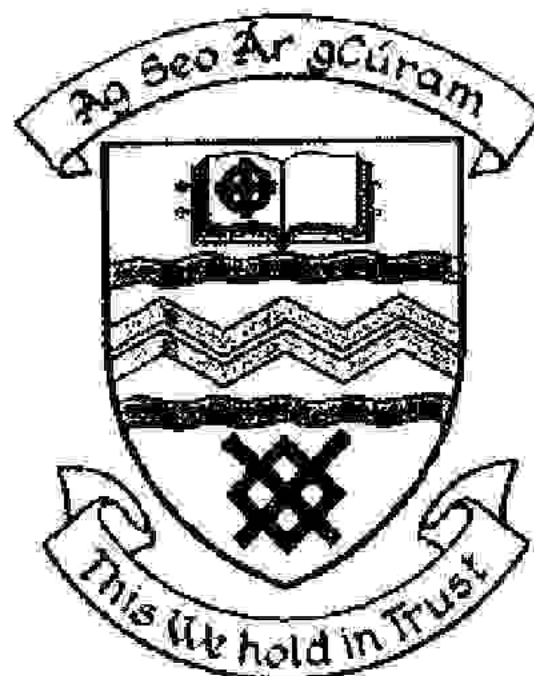


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0173/C1	
1. Location	M50 Business Park, Ballymount Industrial Estate.		
2. Development	Wholesale distribution centre for the clothing trade on a circa 3.8 ha. site consisting of two buildings around a central courtyard containing a cafe/reception building (280 sq.m.). The buildings will contain single storey wholesale distribution and light manufacturing units (14289 sq.m.) and three storey ancillary agents offices (1918 sq.m.) all with landscaping, parking and circulation. Access will be by signalised junction on re-aligned Ballymount Road Upper. This will become a cul de sac on construction of the Greenhills Road re-alignment.		
3. Date of Application		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		1.  2.	1.  2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: Park Developments Commercial Ltd., Address: 1 Glencairn Rd., The Gallops, Dublin 18.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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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Scott Tallon Walker Architects,  
19 Merrion Square,  
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 2464	Date of Final Grant 20/07/2001
Decision Order Number 2094	Date of Decision 05/06/2001
Register Reference S01A/0173	Date 23/03/01

**Applicant** Park Developments Commercial Ltd.,

**Development** Wholesale distribution centre for the clothing trade on a circa 3.8 ha. site consisting of two buildings around a central courtyard containing a cafe/reception building (280 sq.m.). The buildings will contain single storey wholesale distribution and light manufacturing units (14289 sq.m.) and three storey ancillary agents offices (1918 sq.m.) all with landscaping, parking and circulation. Access will be by signalised junction on re-aligned Ballymount Road Upper. This will become a cul de sac on construction of the Greenhills Road re-alignment.

**Location** M50 Business Park, Ballymount Industrial Estate.

**Floor Area** 0.00 **Sq Metres**  
**Time extension(s) up to and including** 06/06/2001  
**Additional Information Requested/Received** /

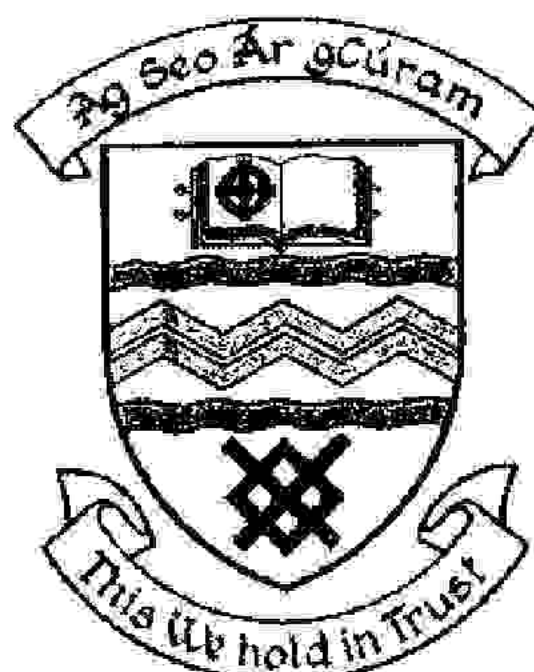
A Permission has been granted for the development described above,  
subject to the following (12) Conditions.



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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, save as may be required by the other conditions attached hereto.  
**REASON:**  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed development shall not be used for the purpose of the retail sale or display of goods to visiting members of the public unless a planning permission for any such use is first granted by the Planning Authority or by An Bord Pleanála on appeal.  
**REASON:**  
 To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.  
**REASON:**  
 In the interest of health.
- 4 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

**Foul/Surface Water Drainage:**

- (a) No buildings shall be erected within 5 meters of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.

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- (c) All foul sewers serving the development shall be a minimum of 225mm in diameter laid at sufficient gradient to achieve self-cleansing.
- (d) 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.
- (e) All wastewater from canteen/cafe kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (f) No discharge of trade effluent to sewer shall be permitted within the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.
- (g) All surface water runoff from vehicle parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

**Water Supply:**

- (h) Each unit shall have its own individual commercially metered service connection to the watermain and 24 hour storage.
- (i) 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.
- (j) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- (k) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (l) 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.

**REASON:**

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

- 7 (a) No car parking provision shall be developed to serve the proposed development other than that shown on the plans submitted unless a planning permission for such development is first granted by the Planning Authority or by An Bord Pleanála.



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- (b) Suitable facilities for cyclists shall be provided within the proposed development, including a covered cycle parking area to accommodate not less than 60 cycles and changing rooms with showers.

**REASON:**

To enable effective control to be maintained and to reduce reliance on private car usage in the interest of sustainable development, having regard to the Dublin Transportation Initiative.

- 8 That the section of the old Ballymount Road shown as part of the application site shall not be incorporated within the proposed development unless and until the relevant statutory procedures for closure of the existing public right-of-way have been completed.

**REASON:**

Closure of the public right-of-way is a reserved function of the members of the South Dublin County Council and can only be effected following the implementation of the relevant procedures.

- 9 That prior to the commencement of development the developer shall submit revised proposals for the written approval of the Planning Authority in accordance with the requirements of the Roads Department, South Dublin County Council providing the following:

- (a) The omission of the proposed traffic signal controlled junction on Ballymount Road Upper at the proposed site entrance.
- (b) Full details of the proposed junction of the site access road with Ballymount Road Upper. Any changes, including signage and road markings, to be constructed/provided at the developer's expense.
- (c) Satisfactory arrangements for the future construction by the applicant of the middle section of the planned Greenhills Road to Ballymount Road Lower re-alignment.
- (d) A standard 2 metre-wide footpath and 2 metre-wide verge to be constructed from the site entrance to the existing public footpath/verge at the developer's expense.

**REASON:**

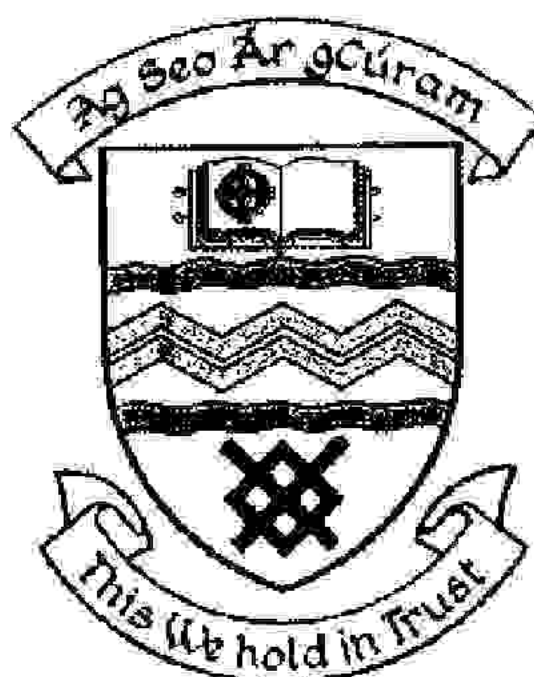
To ensure a satisfactory standard of development and to comply with the requirements of the Roads Department in the interest of the proper planning and development of the area.

- 10 That a financial contribution in the sum of £136,171 (one hundred and thirty six thousand one hundred and seventy one pounds) EUR 172,901 (one hundred and seventy two thousand nine hundred and one euros) be paid by the proposer to South

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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 £354,207 (three hundred and fifty four thousand two hundred and seven pounds) EUR 449,750 (four hundred and forty nine thousand seven hundred and fifty 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.

- 12 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit of £75,120 (seventy five thousand one hundred and twenty pounds) EUR 95,383 (ninety five thousand three hundred and eighty three euros), a bond of an insurance company or other security to the value of £75,120 (seventy five thousand one hundred and twenty pounds) EUR 95,383 (ninety five thousand three hundred and eighty three euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

**REASON:**

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

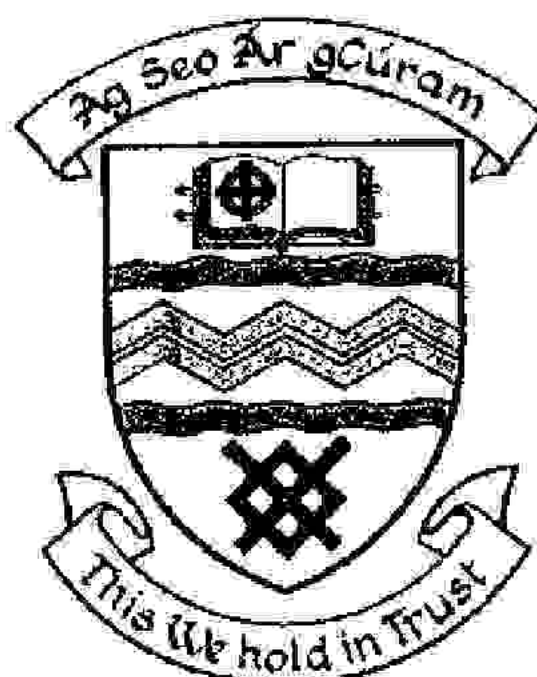


REG REF. S01A/0173

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- 
- (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.

.....*gk*.....23/07/01  
for SENIOR ADMINISTRATIVE OFFICER



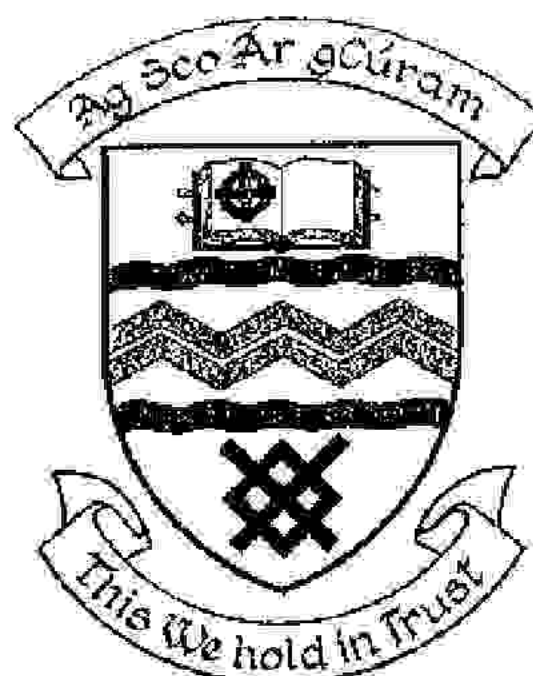
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0173	
1. Location	M50 Business Park, Ballymount Industrial Estate.		
2. Development	Wholesale distribution centre for the clothing trade on a circa 3.8 ha. site consisting of two buildings around a central courtyard containing a cafe/reception building (280 sq.m.). The buildings will contain single storey wholesale distribution and light manufacturing units (14289 sq.m.) and three storey ancillary agents offices (1918 sq.m.) all with landscaping, parking and circulation. Access will be by signalised junction on re-aligned Ballymount Road Upper. This will become a cul de sac on construction of the Greenhills Road re-alignment.		
3. Date of Application	23/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Scott Tallon Walker Architects, Address: 19 Merrion Square, Dublin 2.		
5. Applicant	Name: Park Developments Commercial Ltd., Address: 1 Glencairn Rd., The Gallops, Dublin 18.		
6. Decision	O.C.M. No. 2094  Date 05/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			

M.

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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 2094	Date of Decision 05/06/2001
Register Reference S01A/0173	Date: 23/03/01

**Applicant** Park Developments Commercial Ltd.,

**Development** Wholesale distribution centre for the clothing trade on a circa 3.8 ha. site consisting of two buildings around a central courtyard containing a cafe/reception building (280 sq.m.). The buildings will contain single storey wholesale distribution and light manufacturing units (14289 sq.m.) and three storey ancillary agents offices (1918 sq.m.) all with landscaping, parking and circulation. Access will be by signalised junction on re-aligned Ballymount Road Upper. This will become a cul de sac on construction of the Greenhills Road re-alignment.

**Location** M50 Business Park, Ballymount Industrial Estate.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 06/06/2001

**Additional Information Requested/Received** /

**Clarification of Additional Information Requested/Received** /

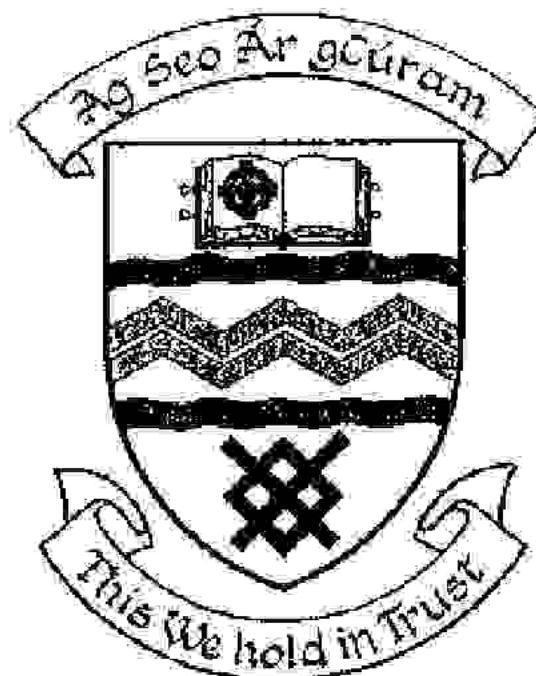
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

Scott Tallon Walker Architects,  
19 Merrion Square,  
Dublin 2.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S01A/0173

..... 05/06/01  
for SENIOR ADMINISTRATIVE OFFICER

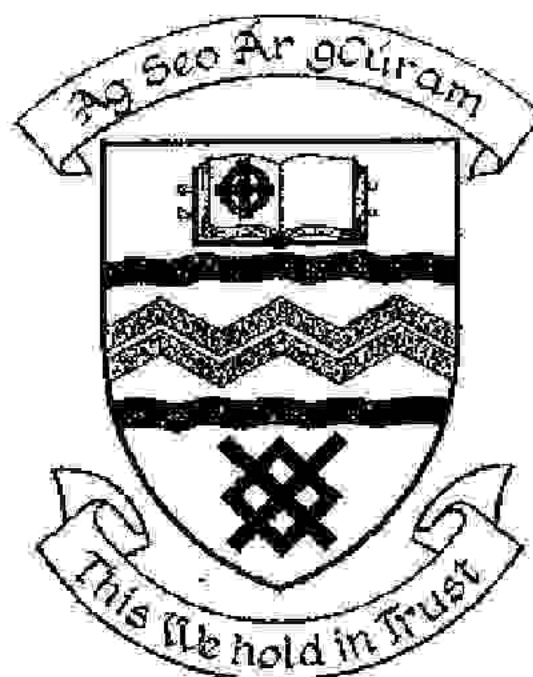
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed development shall not be used for the purpose of the retail sale or display of goods to visiting members of the public unless a planning permission for any such use is first granted by the Planning Authority or by An Bord Pleanála on appeal.  
REASON:  
To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 4 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

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**REASON:**

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

- 5 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.

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

**Foul/Surface Water Drainage:**

- (a) No buildings shall be erected within 5 meters of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) All foul sewers serving the development shall be a minimum of 225mm in diameter laid at sufficient gradient to achieve self-cleansing.
- (d) 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.
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**Water Supply:**

- (h) Each unit shall have its own individual commercially metered service connection to the watermain and 24 hour storage.
- (i) The watermain 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.
- (j) No building to lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter.
- (k) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (l) 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.

**REASON:**

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

- 7 (a) No car parking provision shall be developed to serve the proposed development other than that shown on the plans submitted unless a planning permission for such development is first granted by the Planning Authority or by An Bord Pleanála.
- (b) Suitable facilities for cyclists shall be provided within the proposed development, including a covered cycle parking area to accommodate not less than 60 cycles and changing rooms with showers.

**REASON:**

To enable effective control to be maintained and to reduce reliance on private car usage in the interest of sustainable development, having regard to the Dublin Transportation Initiative.

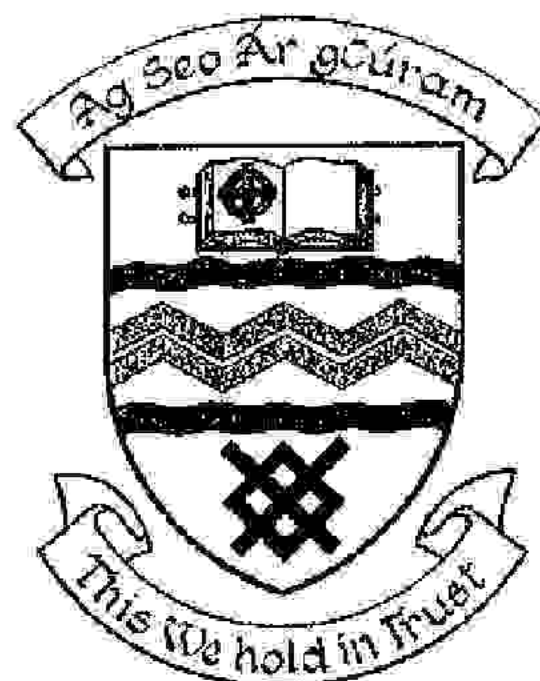
- 8 That the section of the old Ballymount Road shown as part of the application site shall not be incorporated within the proposed development unless and until the relevant statutory procedures for closure of the existing public right-of-way have been completed.

**REASON:**

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

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Closure of the public right-of-way is a reserved function of the members of the South Dublin County Council and can only be effected following the implementation of the relevant procedures.

- 9 That prior to the commencement of development the developer shall submit revised proposals for the written approval of the Planning Authority in accordance with the requirements of the Roads Department, South Dublin County Council providing the following:

- (a) The omission of the proposed traffic signal controlled junction on Ballymount Road Upper at the proposed site entrance.
- (b) Full details of the proposed junction of the site access road with Ballymount Road Upper. Any changes, including signage and road markings, to be constructed/provided at the developer's expense.
- (c) Satisfactory arrangements for the future construction by the applicant of the middle section of the planned Greenhills Road to Ballymount Road Lower re-alignment.
- (d) A standard 2 metre-wide footpath and 2 metre-wide verge to be constructed from the site entrance to the existing public footpath/verge at the developer's expense.

**REASON:**

To ensure a satisfactory standard of development and to comply with the requirements of the Roads Department in the interest of the proper planning and development of the area.

- 10 That a financial contribution in the sum of £136,171 (one hundred and thirty six thousand one hundred and seventy one pounds) EUR 172,901 (one hundred and seventy two thousand nine hundred and one 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:**

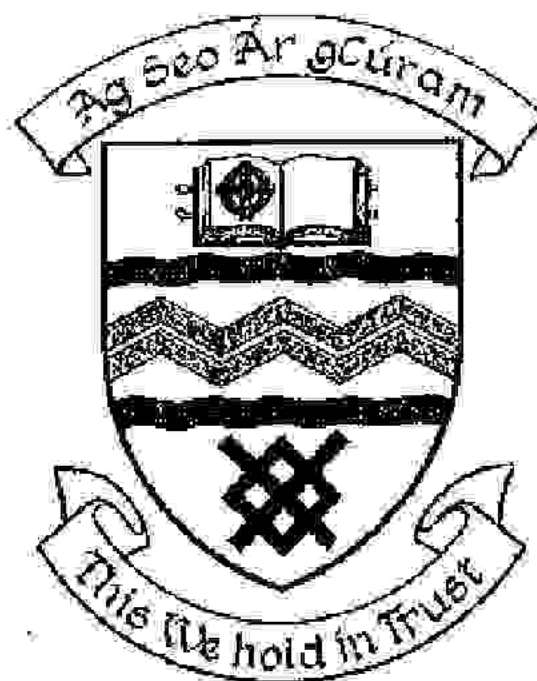
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.



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- 11 That a financial contribution in the sum of £354,207 (three hundred and fifty four thousand two hundred and seven pounds) EUR 449,750 (four hundred and forty nine thousand seven hundred and fifty 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.

- 12 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit of £75,120 (seventy five thousand one hundred and twenty pounds) EUR 95,383 (ninety five thousand three hundred and eighty three euros), a bond of an insurance company or other security to the value of £75,120 (seventy five thousand one hundred and twenty pounds) EUR 95,383 (ninety five thousand three hundred and eighty three euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

**REASON:**

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