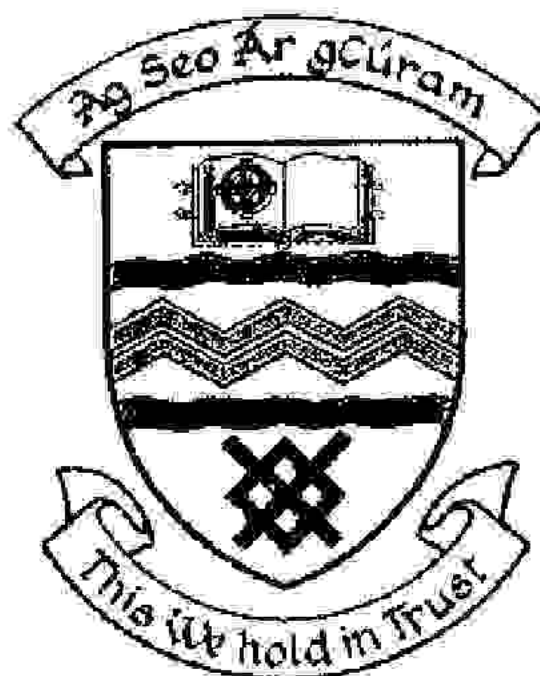


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0884	
1. Location	Stocking Lane, Rathfarnham, Dublin 6W.		
2. Development	Revised layout incorporating 7 no. 1 bedroom apartments, 9 no. 2 bedroom apartments, 18 no. 2 bed houses, 48 no. 3 bed houses and 15 no. 4 bed houses		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/02/2001 2.	1. 08/06/2001 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects & Planning Consultants, 11a Greenmount House,		
5. Applicant	Name: Glan Developments Ltd Address: 451 Orwell Park Estate, Dublin 6W.		
6. Decision	O.C.M. No. 2592 Date 07/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2967 Date 21/09/2001	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.	

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Housing Welfare Officers
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John F. O'Connor & Associates,
Architects & Planning Consultants,
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 2967	Date of Final Grant 21/09/2001
Decision Order Number 2592	Date of Decision 07/08/2001
Register Reference S00A/0884	Date 08/06/01

Applicant Glan Developments Ltd

Development Revised layout incorporating 7 no. 1 bedroom apartments, 9
no. 2 bedroom apartments, 18. no. 2 bed houses, 43 no. 3 bed
houses and 15 no. 4 bed houses

Location Stocking Lane, Rathfarnham, Dublin 6W.

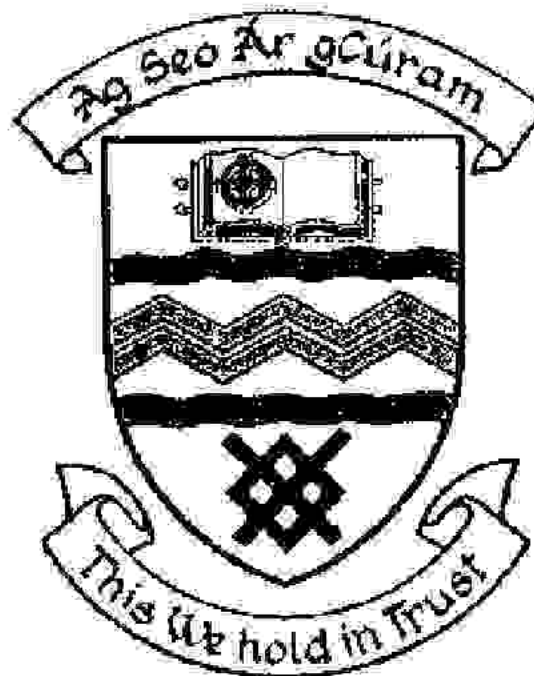
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/02/2001 /08/06/2001

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, as amended by additional information received on 08/06/2001 and unsolicited additional information received on 02/07/2001 and 20/07/2001 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 each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 A distance of 22m shall be maintained for all directly opposing first floor level windows, in accordance with Development Plan standards.

Reason: In the interest of residential amenity.

- 4 The existing steel palisade security fence along the northern site boundary is considered visually inappropriate as this would form the boundary of rear gardens and parking areas including a parking area off a shared courtyard area. Revised proposals for a more suitable boundary shall be submitted to and approved by the Planning Authority prior to the commencement of development.

Reason: In the interest of amenity.

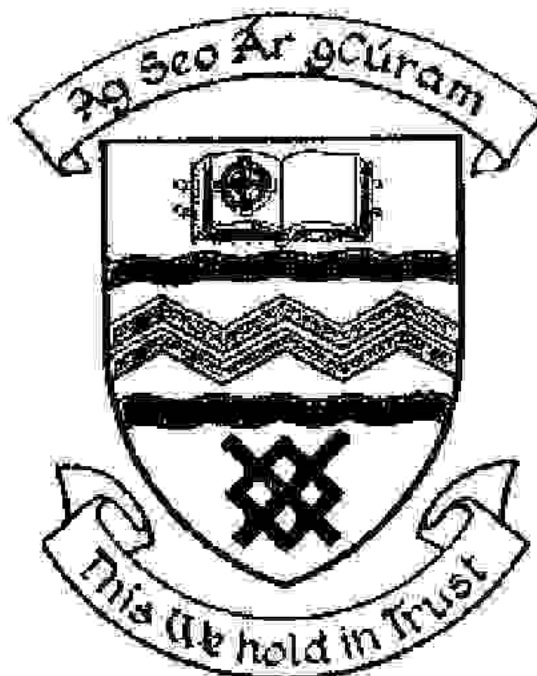
- 5 Details of the proposed 1.8m high railing along the site boundary with the motorway shall be submitted to and approved by the Planning Authority prior to the commencement of development.

Reason: In the interest of amenity.

- 6 The applicant shall meet the following requirements of the Parks Department:
 - (i) The proposed public open space fronting dwelling units 7-10 shall be omitted and the area incorporated into adjoining private gardens.
 - (ii) Prior to the commencement of the development the applicant is to submit a detailed Landscape Plan with full

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works specification for the development and maintenance of the designated public open space which adjoins the Southern Cross Route motorway. This plan to indicate proposed contouring, footpaths, grass seeding, boundary treatments, artistic feature(s), and general open space planting. The works to be in accordance with South Dublin County Council's "Guidelines for Open Space Development and Taking in Charge" available from the Parks and Landscape Services Department.

(iii) A scheme of street planting for the development and proposals for the treatment of private/communal open space including shared paved areas/courtyards, shall be submitted for the approval of the Planning Authority. A Management Agreement for the future maintenance of these areas should also be submitted for approval prior to commencement of development.

(iv) All trees/hedgerows to be retained on the site 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.

REASON: In the interest of amenity.

- 7 Prior to the commencement of development, the applicant shall submit evidence of agreement with the office of the Resident Engineer for the Southern Cross Route and with the contractors (Ascon) regarding the provision and funding of the erection of the proposed 2m high acoustic barrier. The applicant shall also consult with the National Roads Authority and South Dublin County Council's Roads Design Section and Parks Department regarding this proposed barrier.

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

- 8 Prior to commencement of development the applicant shall receive the written agreement of the Planning Authority to the following requirements of the Roads Department:
- (i) A letter of agreement shall be obtained from the Council's Development Department and submitted to the Roads Department for the acquisition of land for the construction of the proposed retaining wall.
 - (ii) Design details for retaining existing road during/post-construction shall be submitted for approval by a competent structural engineer.
 - (iii) A revised site layout shall be submitted showing the gradient of the access road as not greater than 2.5% (1/40)

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for first 15m from Stocking Lane kerbline. Access gradient to car spaces behind the crash barrier shall be not greater than 2.5% (1/40) for first 6m from main access road. The applicant is advised that this will affect access to car spaces opposite house no. E2203.

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

- 9 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.

- 10 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 11 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.

- 12 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.

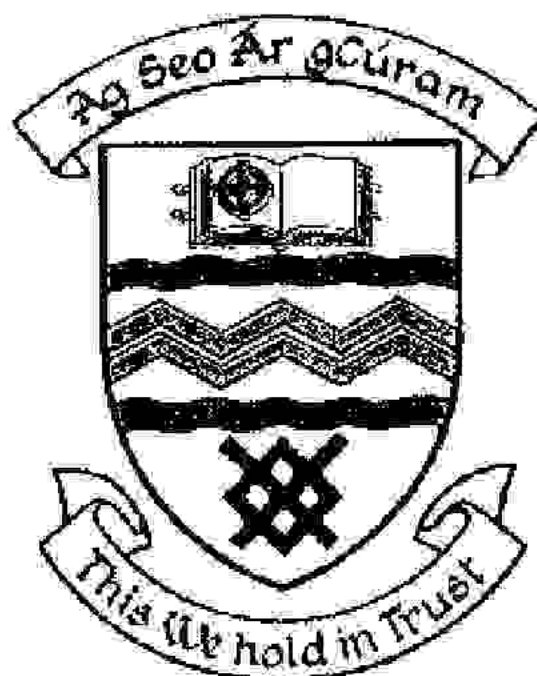
- 13 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 14 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.

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REASON:

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

- 15 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

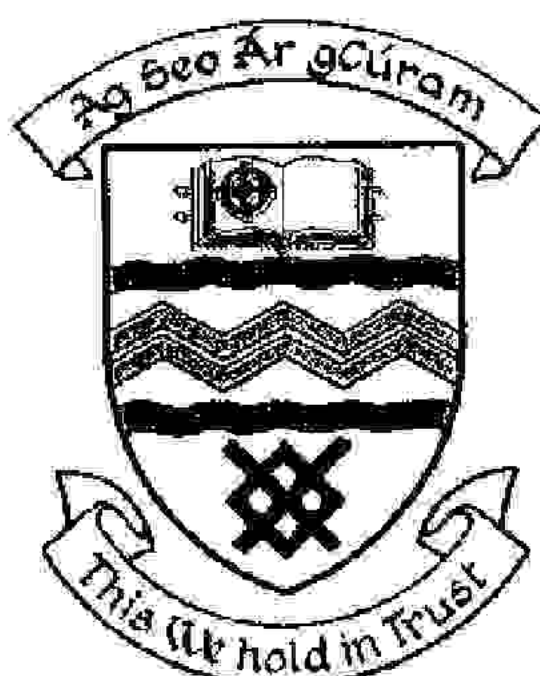
REASON:

To protect the amenities of the area.

- 16 The following requirements shall be satisfied with respect to water supply and drainage arrangements:
- (i) The applicant shall maintain the foul sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - (ii) The applicant may be required to install and maintain a suitable flow recorder on the outfalls from the site together with a rain gauge. Details of this shall be agreed with Environmental Services Department of South Dublin County Council prior to the commencement of development.
 - (iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (iv) Applicant shall ensure full and complete separation of foul and surface water systems.
 - (v) 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.
 - (vi) The applicant shall maintain the surface water sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - (vii) 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 watermain serving the site with check meters, remote readouts, loggers etc.
 - (viii) 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 applicant shall note that 150mm diameter spine mains are required within estates with 100mm loops and any tee-connections shall be controlled by 3-way SVs.
 - (ix) The applicant shall comply with the requirements of the

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Waterworks Departments of Dublin Corporation and Dun Laoghaire-Rathdown County Council with regard to the set-back from and protection of their watermains located within the development.

(x) Each property shall have its own individual service connection to the watermain and 24hour storage.

(xi) 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 interest of public health.

- 17 The applicant shall meet the following requirements of the Environmental Health Officer.
- (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements of other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
 - (ii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc...) shall be operated on or adjacent to the construction site before 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.
 - (iii) All rooms passageways sanitary accommodation and lobbies are to be ventilated to the external air.

REASON: In the interest of public health.

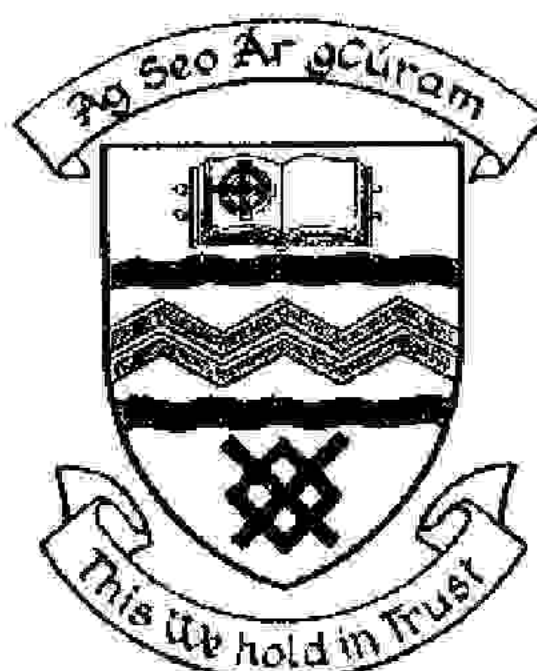
- 18 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and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

- 19 That a financial contribution in the sum of £71,700 (seventy one thousand and seven hundred pounds) EUR 91,040 (ninety one thousand and forty euros) be paid by the proposer to South Dublin County Council towards the cost of provision of

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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.

- 20 That a financial contribution in the sum of £196,350 (one hundred and ninety six thousand three hundred and fifty pounds) EUR 249,313 (two hundred and forty nine thousand three hundred and thirteen 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.

- 21 That a financial contribution in the sum of £105,434 (one hundred and five thousand four hundred and thirty four pounds) EUR 133,744 (one hundred and thirty three thousand seven hundred and forty four 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.

- 22 That a financial contribution in the sum of £63,109 (sixty three thousand one hundred and nine pounds) EUR 80,132 (eighty thousand one hundred and thirty two 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 23 That a financial contribution in the sum of £106,867 (one hundred and six thousand eight hundred and sixty seven pounds) EUR 135,693 (one hundred and thirty five thousand six hundred and ninety three 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.

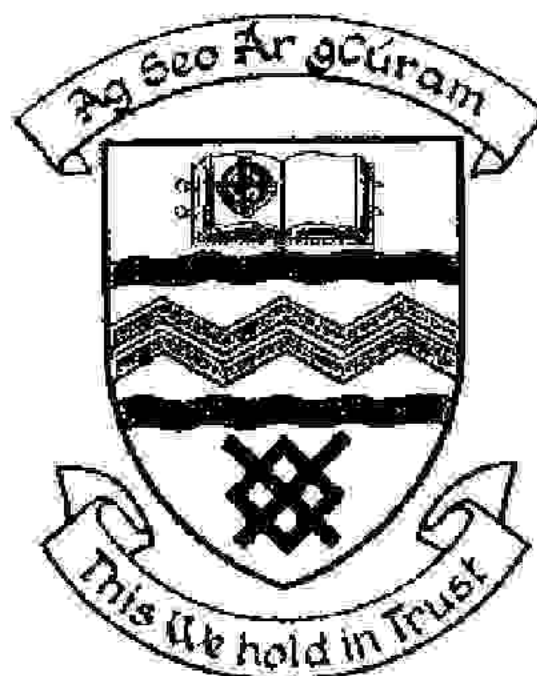
- 24 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £314,500 (three hundred and fourteen thousand and five hundred pounds) EUR 399,333 (three hundred and ninety nine thousand and three hundred and thirty three 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 £190,500 (one hundred and ninety thousand five hundred pounds) EUR 241,885 (two hundred and forty one thousand eight hundred and eighty five 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

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....21/09/01
for SENIOR ADMINISTRATIVE OFFICER

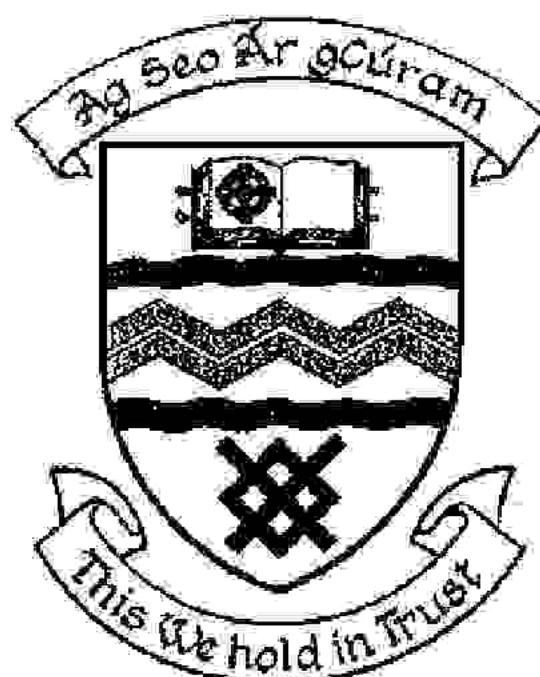
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0884	
1. Location	Stocking Lane, Rathfarnham, Dublin 6W.		
2. Development	Revised layout incorporating 7 no. 1 bedroom apartments, 9 no. 2 bedroom apartments, 18. no. 2 bed houses, 48 no. 3 bed houses and 15 no. 4 bed houses		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/02/2001 2.	1. 08/06/2001 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects & Planning Consultants, 11a Greenmount House,		
5. Applicant	Name: Glan Developments Ltd Address: 451 Orwell Park Estate, Dublin 6W.		
6. Decision	O.C.M. No. 2592 Date 07/08/2001	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 Receipt No.			

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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 2592	Date of Decision 07/08/2001
Register Reference S00A/0884	Date: 21/12/00

Applicant Gílan Developments Ltd

Development Revised layout incorporating 7 no. 1 bedroom apartments, 9
no. 2 bedroom apartments, 18. no. 2 bed houses, 48 no. 3 bed
houses and 15 no. 4 bed houses

Location Stocking Lane, Rathfarnham, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/02/2001 /08/06/2001

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

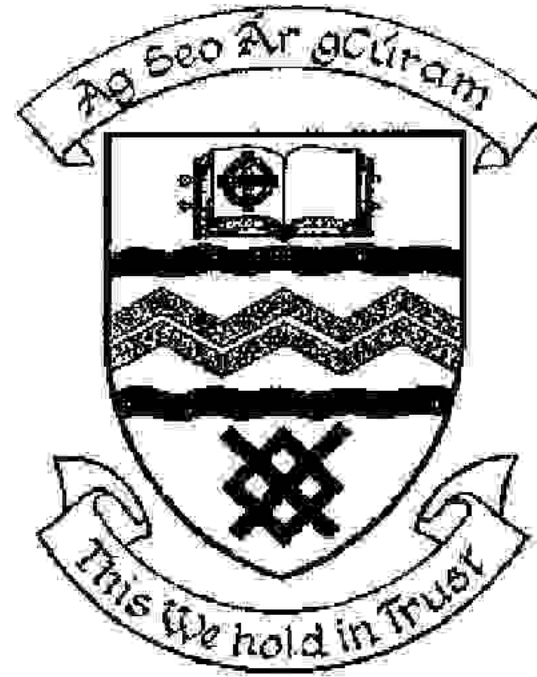
..... 07/08/01
for SENIOR ADMINISTRATIVE OFFICER

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

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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, as amended by additional information received on 08/06/2001 and unsolicited additional information received on 02/07/2001 and 20/07/2001 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 each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 A distance of 22m shall be maintained for all directly opposing first floor level windows, in accordance with Development Plan standards.

Reason: In the interest of residential amenity.

- 4 The existing steel palisade security fence along the northern site boundary is considered visually inappropriate as this would form the boundary of rear gardens and parking areas including a parking area off a shared courtyard area. Revised proposals for a more suitable boundary shall be submitted to and approved by the Planning Authority prior to the commencement of development.

Reason: In the interest of amenity.

- 5 Details of the proposed 1.8m high railing along the site boundary with the motorway shall be submitted to and approved by the Planning Authority prior to the commencement of development.

Reason: In the interest of amenity.

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REG. REF. S00A/0884

6 The applicant shall meet the following requirements of the Parks Department:

(i) The proposed public open space fronting dwelling units 7-10 shall be omitted and the area incorporated into adjoining private gardens.

(ii) Prior to the commencement of the development the applicant is to submit a detailed Landscape Plan with full works specification for the development and maintenance of the designated public open space which adjoins the Southern Cross Route motorway. This plan to indicate proposed contouring, footpaths, grass seeding, boundary treatments, artistic feature(s), and general open space planting. The works to be in accordance with South Dublin County Council's "Guidelines for Open Space Development and Taking in Charge" available from the Parks and Landscape Services Department.

(iii) A scheme of street planting for the development and proposals for the treatment of private/communal open space including shared paved areas/courtyards, shall be submitted for the approval of the Planning Authority. A Management Agreement for the future maintenance of these areas should also be submitted for approval prior to commencement of development.

(iv) All trees/hedgerows to be retained on the site 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.

REASON: In the interest of amenity.

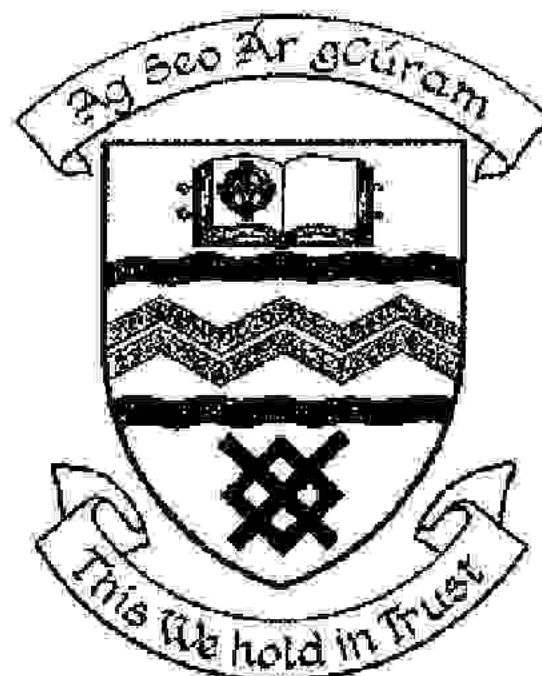
7 Prior to the commencement of development, the applicant shall submit evidence of agreement with the office of the Resident Engineer for the Southern Cross Route and with the contractors (Ascon) regarding the provision and funding of the erection of the proposed 2m high acoustic barrier. The applicant shall also consult with the National Roads Authority and South Dublin County Council's Roads Design Section and Parks Department regarding this proposed barrier.

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

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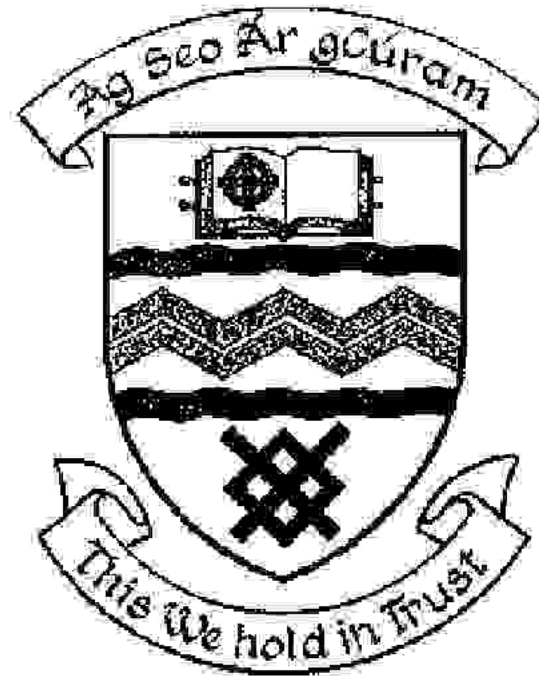
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REG REF. S00A/0884

- 8 Prior to commencement of development the applicant shall receive the written agreement of the Planning Authority to the following requirements of the Roads Department:
- (i) A letter of agreement shall be obtained from the Council's Development Department and submitted to the Roads Department for the acquisition of land for the construction of the proposed retaining wall.
 - (ii) Design details for retaining existing road during/post-construction shall be submitted for approval by a competent structural engineer.
 - (iii) A revised site layout shall be submitted showing the gradient of the access road as not greater than 2.5% (1/40) for first 15m from Stocking Lane kerbline. Access gradient to car spaces behind the crash barrier shall be not greater than 2.5% (1/40) for first 6m from main access road. The applicant is advised that this will affect access to car spaces opposite house no. E2203.
- REASON: In the interest of the proper planning and development of the area.
- 9 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.
- 10 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
- REASON:
In the interest of amenity and public safety.
- 11 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.
- 12 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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REASON:

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

- 13 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.

- 14 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.

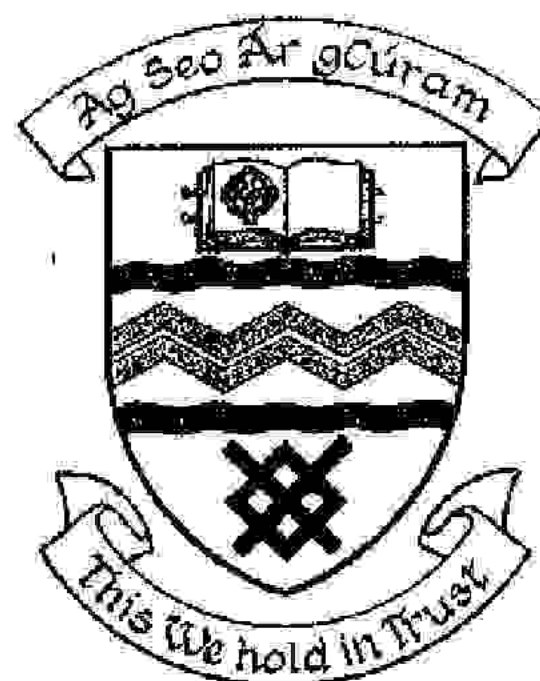
- 15 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 16 The following requirements shall be satisfied with respect to water supply and drainage arrangements:
- (i) The applicant shall maintain the foul sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - (ii) The applicant may be required to install and maintain a suitable flow recorder on the outfalls from the site together with a rain gauge. Details of this shall be agreed with Environmental Services Department of South Dublin County Council prior to the commencement of development.
 - (iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in

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charge.

(iv) Applicant shall ensure full and complete separation of foul and surface water systems.

(v) 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.

(vi) The applicant shall maintain the surface water sewerage system in good working order until such time as it is taken in charge by the Planning Authority.

(vii) 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 etc.

(viii) 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 applicant shall note that 150mm diameter spine mains are required within estates with 100mm loops and any tee-connections shall be controlled by 3-way SVs.

(ix) The applicant shall comply with the requirements of the Waterworks Departments of Dublin Corporation and Dun Laoghaire-Rathdown County Council with regard to the set-back from and protection of their watermains located within the development.

(x) Each property shall have its own individual service connection to the watermain and 24hour storage.

(xi) 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 interest of public health.

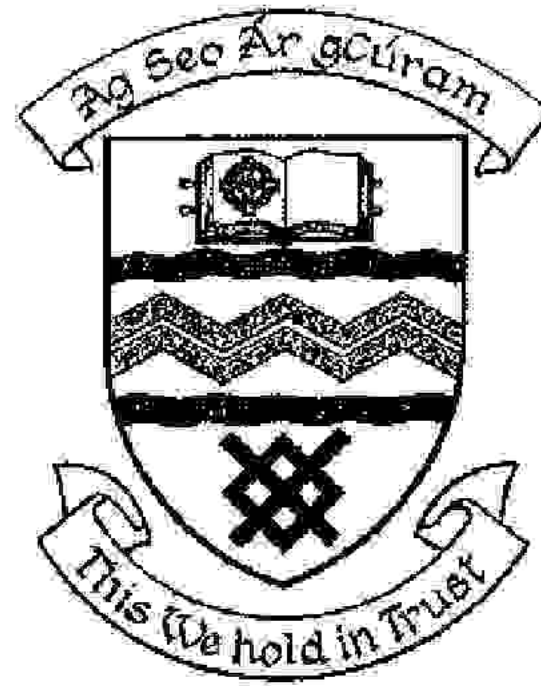
17 The applicant shall meet the following requirements of the Environmental Health Officer.

(i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements of other public areas, and

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any other precautions necessary to prevent dust nuisances.
There must be compliance with British Standard B.S. 5228
Noise Control on Construction and Open Sites.

(ii) No heavy construction equipment/machinery (to include
pneumatic drills, construction vehicles, generators, etc...) shall be operated on or adjacent to the construction site before 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.

(iii) All rooms passageways sanitary accommodation and lobbies are to be ventilated to the external air.

REASON: In the interest of public health.

- 18 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.

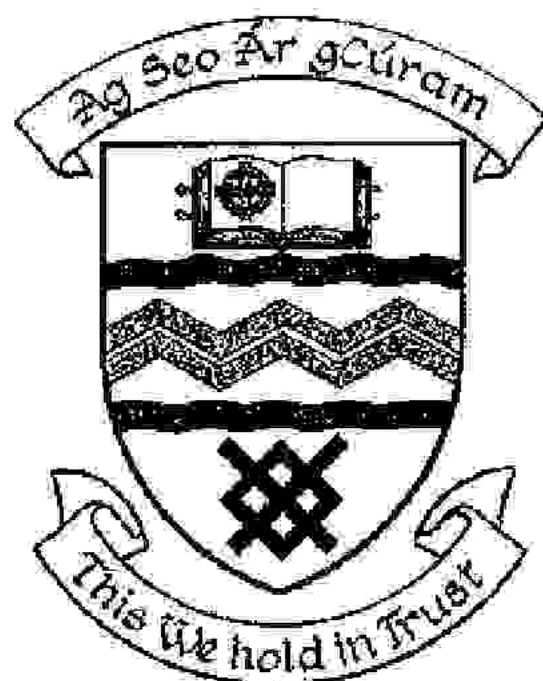
- 19 That a financial contribution in the sum of £71,700 (seventy one thousand and seven hundred pounds) EUR 91,040 (ninety one thousand and forty euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and 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.

- 20 That a financial contribution in the sum of £196,350 (one hundred and ninety six thousand three hundred and fifty pounds) EUR 249,313 (two hundred and forty nine thousand three hundred and thirteen euros) shall be paid by the

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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.

- 21 That a financial contribution in the sum of £105,434 (one hundred and five thousand four hundred and thirty four pounds) EUR 133,744 (one hundred and thirty three thousand seven hundred and forty four 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.

- 22 That a financial contribution in the sum of £63,109 (sixty three thousand one hundred and nine pounds) EUR 80,132 (eighty thousand one hundred and thirty two 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:

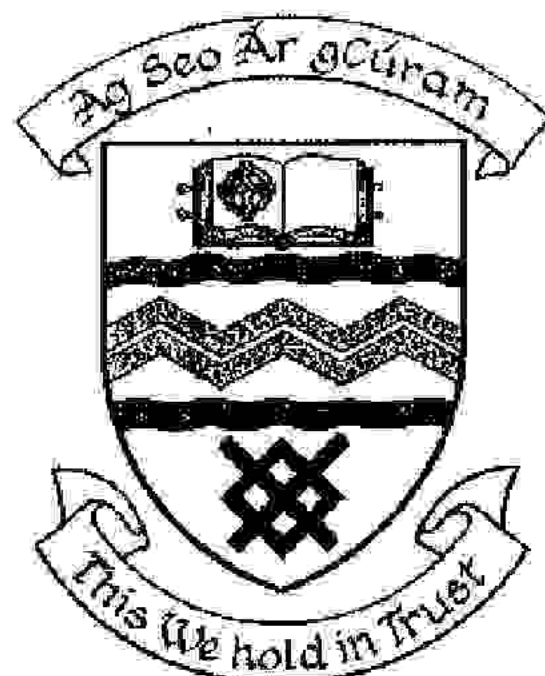
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 23 That a financial contribution in the sum of £106,867 (one hundred and six thousand eight hundred and sixty seven pounds) EUR 135,693 (one hundred and thirty five thousand

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six hundred and ninety three 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.

- 24 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 £314,500 (three hundred and fourteen thousand and five hundred pounds) EUR 399,333 (three hundred and ninety nine thousand and three hundred and thirty three 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 £190,500 (one hundred and ninety thousand five hundred pounds) EUR 241,885 (two hundred and forty one thousand eight hundred and eighty five 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.