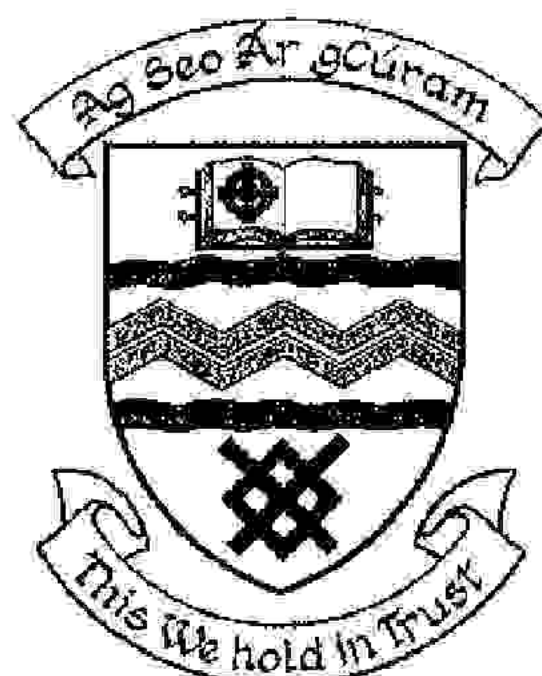


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0695	
1. Location	35 Glenfield Grove, Clondalkin, Dublin 22.		
2. Development	Two storey dwelling to side		
3. Date of Application	06/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/01/2001 2.	1. 2.
4. Submitted by	Name: Midland Eng. & Arch. Services Ltd. Address: No. 7 Salem House, Chantiere Gate,		
5. Applicant	Name: Tom Carey Address: 35 Glenfield Grove, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0042 Date 10/01/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0042	Date of Decision 10/01/2001
Register Reference S00A/0695	Date: 06/10/00

Applicant            Tom Carey  
Development        Two storey dwelling to side  
  
Location            35 Glenfield Grove, Clondalkin, Dublin 22.  
  
App. Type            Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/10/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1     There is a public sewer located within 5m of the proposed development. No building is permitted to lie within 5m of this public sewer.

The applicant shall submit 4 no. copies of a site layout showing the exact location of this sewer. The applicant shall submit 4 no. copies of revised designs which allow for a 5 metre distance between the public sewer and the proposed development, if possible.

- 2     The proposed development would infringe on existing building line and would impair the architectural character of the street. The applicant shall submit revised designs which omit the proposed two storey projected element of the front facade which will facilitate the provision of the porch area, w.c. and bathroom.

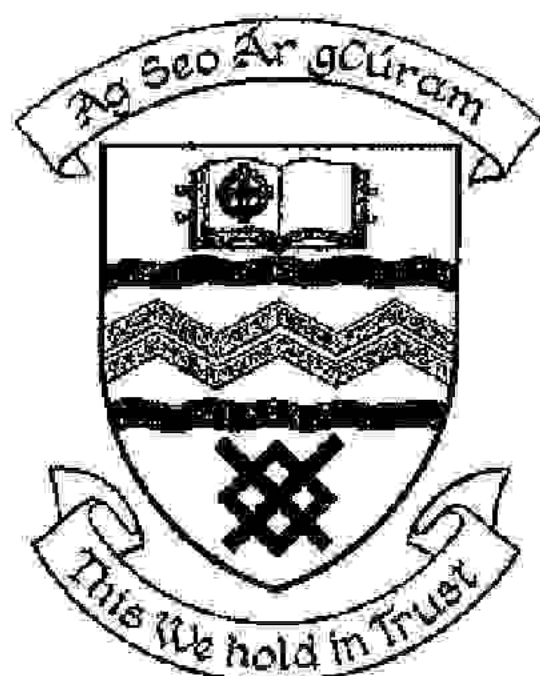
Signed on behalf of South Dublin County Council

Midland Eng. & Arch. Services Ltd.  
No. 7 Salem House,  
Chantiers Gate,  
Portlaoise,  
Co. Laois.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0695

.....  
for Senior Administrative Officer

10/01/01



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



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 2432	Date of Order 01/11/2000
Register Reference S00A/0695	Date 06/10/00

Applicant            Tom Carey  
Development        Two storey dwelling to side  
Location            35 Glenfield Grove, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 26/10/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

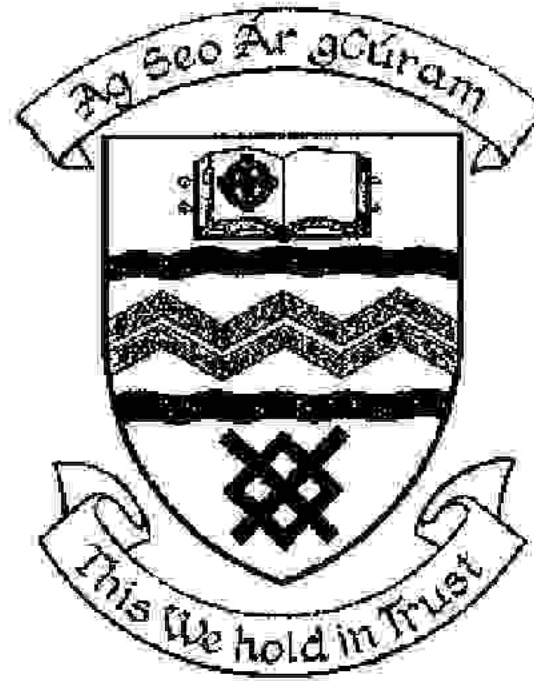
- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Midland Eng. & Arch. Services Ltd.  
No. 7 Salem House,  
Chantiere Gate,  
Portlaoise,  
Co. Laois.

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

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REG REF. S00A/0695

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

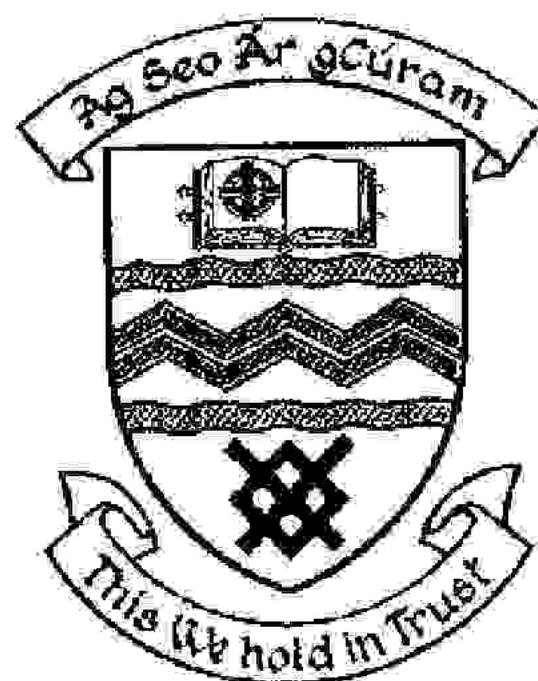
Yours faithfully,

..... *MJ* ..... 01/11/00  
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/0695	
1. Location	35 Glenfield Grove, Clondalkin, Dublin 22.		
2. Development	Two storey dwelling to side		
3. Date of Application	06/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/01/2001 2.	1. 18/06/2001 2.
4. Submitted by	Name: Midland Eng. & Arch. Services Ltd. Address: No. 7 Salem House, Chantiere Gate,		
5. Applicant	Name: Tom Carey Address: 35 Glenfield Grove, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2563  Date 31/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2954  Date 18/09/2001	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.	



**SOUTH DUBLIN COUNTY COUNCIL**  
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Midland Eng. & Arch. Services Ltd.  
No. 7 Salem House,  
Chantiers Gate,  
Portlaoise,  
Co. Laois.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2954	Date of Final Grant 18/09/2001
Decision Order Number 2563	Date of Decision 31/07/2001
Register Reference S00A/0695	Date 18/06/01

**Applicant** Tom Carey

**Development** Two storey dwelling to side

**Location** 35 Glenfield Grove, Clondalkin, Dublin 22.

**Floor Area** 90.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 10/01/2001 /18/06/2001

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/0000

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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, Additional Information received on 18/06/2001 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 the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the dwellinghouse not 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
(a) 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 order to comply with the Sanitary Services Acts, 1878-1964.
- 7 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.  
REASON:



# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S001/099

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

- 8 Whilst providing a driveway and parking space the applicant shall retain one third of the existing front garden area as a green surfaced/landscaped open area.

Reason:

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

- 9 The footpath and kerb for both the existing and proposed dwelling shall be dishd to the requirements of the area engineer, Roads Maintenance Department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

Reason:

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

- 10 Provision of 2 off street car parking spaces shall be provided for.

Reason:

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

- 11 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing buildings.

Reason:

In the interest of visual amenity.

- 12 Prior to the first occupation of the dwelling the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

Reason:

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

- 13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two 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

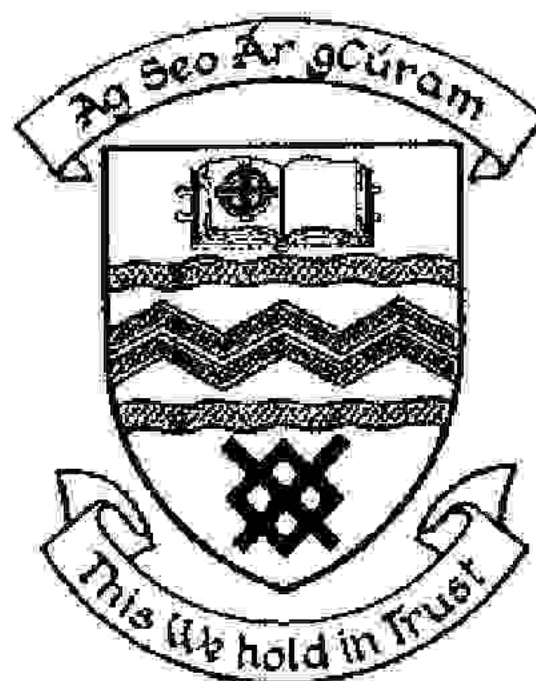
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S001/09

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reasonable that the developer should contribute towards the cost of providing the services.

- 14 That a financial contribution in the sum of £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six 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.

- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy 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.

- 16 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

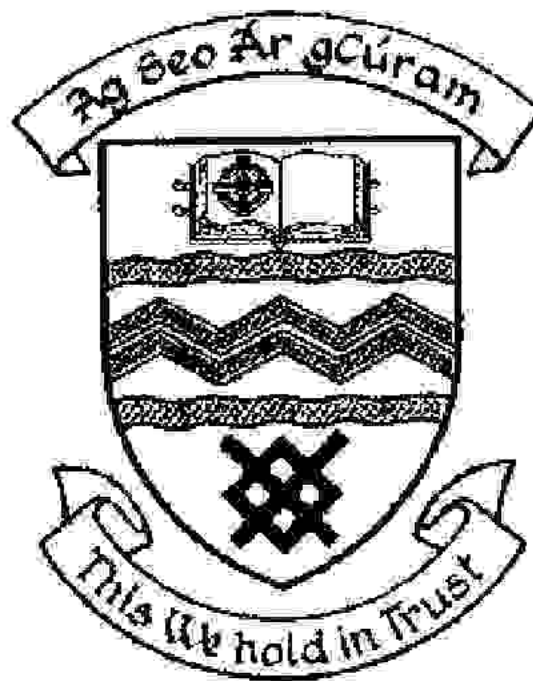
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.



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

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Baile Átha Cliath 24

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Applications/Registry/Appeals  
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Dublin 24

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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.

 .....18/09/01  
for SENIOR ADMINISTRATIVE OFFICER



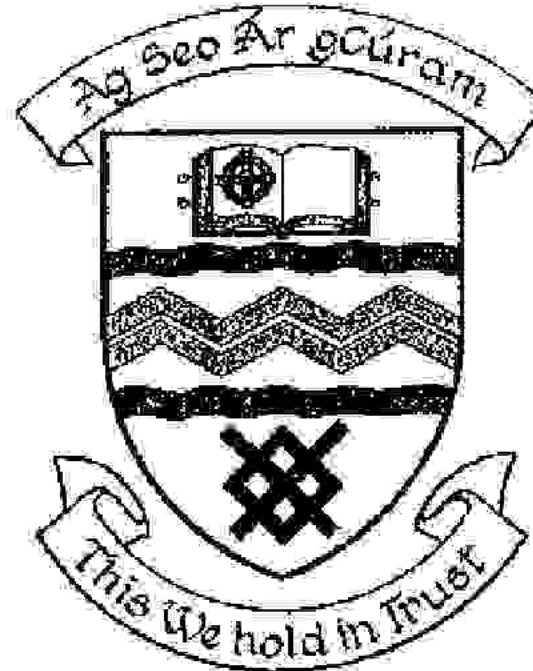
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0695	
1. Location	35 Glenfield Grove, Clondalkin, Dublin 22.		
2. Development	Two storey dwelling to side		
3. Date of Application	06/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/01/2001 2.	1. 18/06/2001 2.
4. Submitted by	Name: Midland Eng. & Arch. Services Ltd. Address: No. 7 Salem House, Chantiere Gate,		
5. Applicant	Name: Tom Carey Address: 35 Glenfield Grove, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2563  Date 31/07/2001	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			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	Date	Receipt No.	

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

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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 2563	Date of Decision 31/07/2001
Register Reference S00A/0695	Date: 06/10/00

Applicant Tom Carey

Development Two storey dwelling to side

Location 35 Glenfield Grove, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/01/2001 /18/06/2001

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

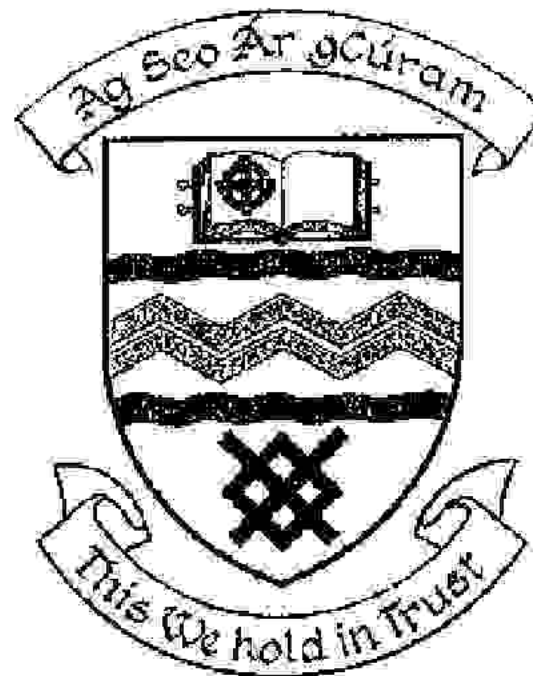
  
..... 01/08/01  
for SENIOR ADMINISTRATIVE OFFICER

Midland Eng. & Arch. Services Ltd.  
No. 7 Salem House,  
Chantiers Gate,  
Portlaoise,  
Co. Laois.

**SOUTH DUBLIN COUNTY COUNCIL  
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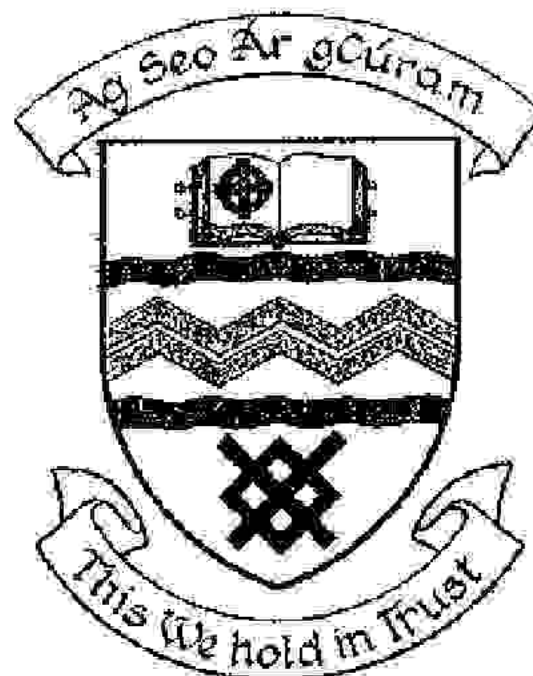
REG REF. S00A/0695

**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. Additional Information received on 18/06/2001 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 the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the dwellinghouse not 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
(a) 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:



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



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

- 7 That an acceptable house number be submitted to and approved by the South Dublin 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.

- 8 Whilst providing a driveway and parking space the applicant shall retain one third of the existing front garden area as a green surfaced/landscaped open area.

Reason:

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

- 9 The footpath and kerb for both the existing and proposed dwelling shall be dished to the requirements of the area engineer, Roads Maintenance Department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

Reason:

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

- 10 Provision of 2 off street car parking spaces shall be provided for.

Reason:

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

- 11 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing buildings.

Reason:

In the interest of visual amenity.

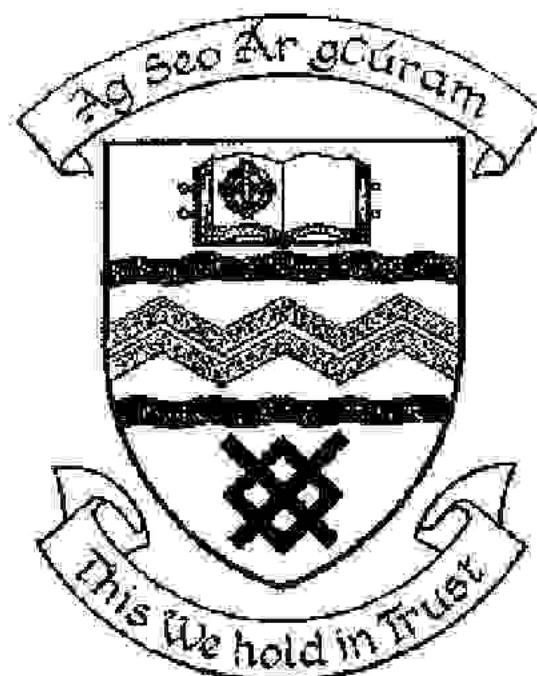
- 12 Prior to the first occupation of the dwelling the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

Reason:

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

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

- 13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two 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.

- 14 That a financial contribution in the sum of £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six 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.

- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy 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:**

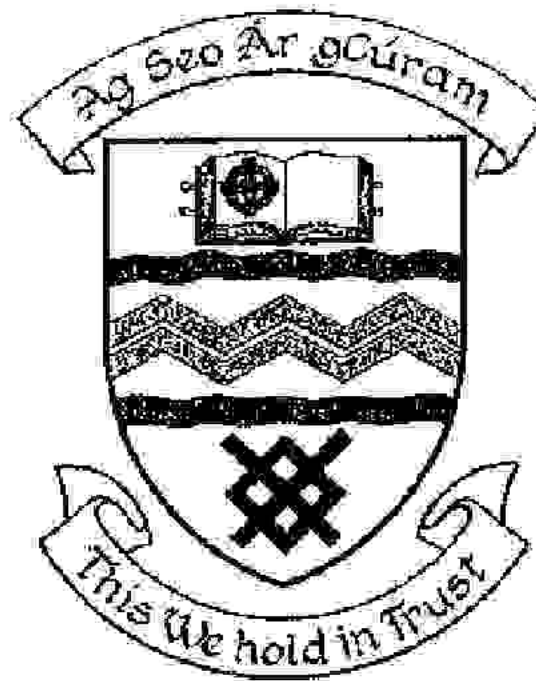
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S00A/0695

development and improvement of amenity lands in the area  
which will facilitate the proposed development.

- 16 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

**REASON:**

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