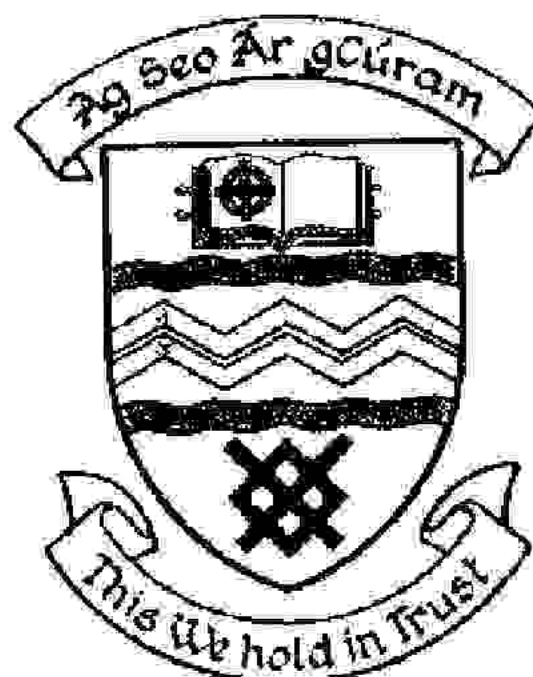


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0682	
1. Location	located south of Griffeen Glen Drive, west of the Griffeen Road, north of Griffeen Avenue, and east of Griffeen Glen Road, Lucan, Co. Dublin.			
2. Development	Development comprising 100 dwellings consisting of 38 no. 3 bedroom 2 storey mid-terraced houses (Type A), 36 no. 3 bedroom two-storey end of terrace houses (Type B), 8 no. 3 bedroom two storey corner houses (Type C1), 8 no. 3 bedroom two storey detached houses (Type C), 8 no. 2 bedroom two storey terraced houses (Type D) and 2 no. 4 bedroom two storey semi-detached houses (Type E); 21 dwellings will have direct vehicular access off Griffeen Glen Drive; 17 dwellings will have direct vehicular access off Griffeen Glen Road; 12 dwellings are served via a new vehicular access off Griffeen Glen Road; a new vehicular access is proposed off Griffeen Avenue to serve the remainder of the development (50 dwellings). It is intended that the new vehicular access off Griffeen Avenue will ultimately serve as an access to the future Primary School and Local Centre situated adjoining the subject lands; site development and landscape works, all on a site of c2.85 hectares.			
3. Date of Application	02/10/00	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 2.	1. 2.	
4. Submitted by	Name: Mc Hugh Consultants, Address: Chartered Town Planners, 16 Herbert Place,			
5. Applicant	Name: Castlethorn Construction, Address: Avondale Business Park, Carysfort Avenue, Blackrock, Co. Dublin.			
6. Decision	O.C.M. No. 2664 Date 07/12/2000	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0150 Date 22/01/2001	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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Mc Hugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0150	Date of Final Grant 22/01/2001
Decision Order Number 2664	Date of Decision 07/12/2000
Register Reference S00A/0682	Date 02/10/00

Applicant Castlethorn Construction,

Development Development comprising 100 dwellings consisting of 38 no. 3 bedroom 2 storey mid-terraced houses (Type A), 36 no. 3 bedroom two-storey end of terrace houses (Type B), 8 no. 3 bedroom two storey corner houses (Type C1), 8 no. 3 bedroom two storey detached houses (Type C), 8 no. 2 bedroom two storey terraced houses (Type D) and 2 no. 4 bedroom two storey semi-detached houses (Type E); 21 dwellings will have direct vehicular access off Griffeen Glen Drive; 17 dwellings will have direct vehicular access off Griffeen Glen Road; 12 dwellings are served via a new vehicular access off Griffeen Glen Road; a new vehicular access is proposed off Griffeen Avenue to serve the remainder of the development (50 dwellings). It is intended that the new vehicular access off Griffeen Avenue will ultimately serve as an access to the future Primary School and Local Centre situated adjoining the subject lands; site development and landscape works, all on a site of c2.85 hectares.

Location located south of Griffeen Glen Drive, west of the Griffeen Road, north of Griffeen Avenue, and east of Griffeen Glen Road, Lucan, Co. Dublin.

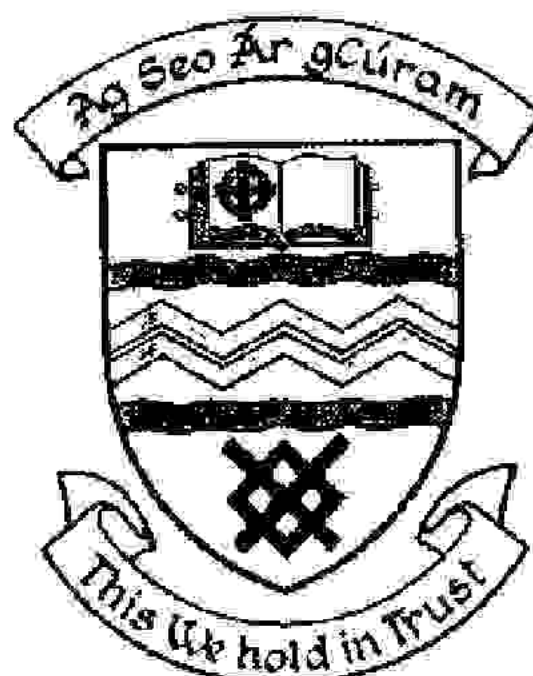
REG REF. S00A/0682

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Floor Area	9375.00	Sq Metres
Time extension(s) up to and including	08/12/2000	
Additional Information Requested/Received	/	

A Permission has been granted for the development described above,

subject to the following (25) 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 each 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 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.

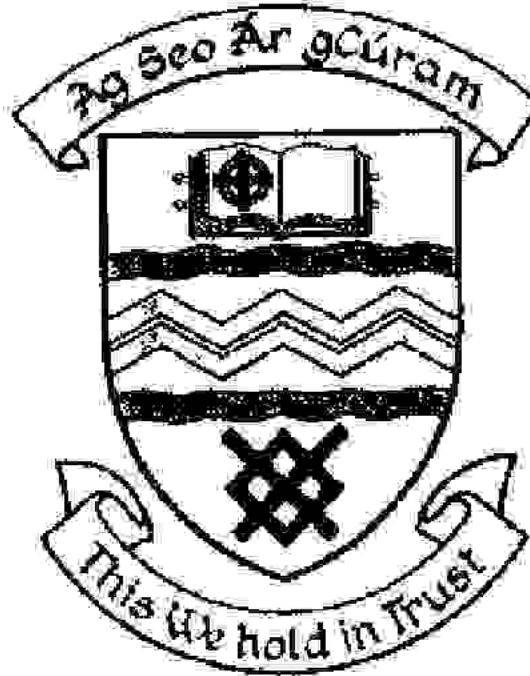
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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REASON:

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

- 8 In relation to drainage proposals, the applicant shall ensure the following:-
- (a) Full and complete separation of foul and surface water systems.
 - (b) No structure shall be within 5m of any public sewer or any sewer with potential to be taken in charge.
 - (c) 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, pipe sizes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interest of public health.

- 9 The applicant shall submit for agreement by the Planning Authority, before development commences, a formal wayleave agreement allowing access to the lands within 5m of the centreline of the 1500mm diameter surface water sewer on Griffeen Glen Drive.

REASON:

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

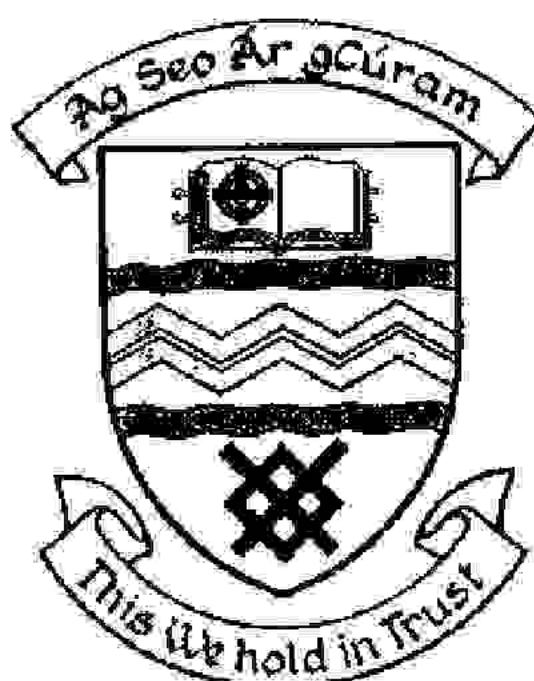
- 10 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 11 Before development commences, the developer shall submit for agreement by the County Council a revised watermain layout for the proposed development which incorporates the following: no building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm. The drawing shall indicate the proposed watermain sizes, valve, meter and hydrant layout, and proposed points of connections to existing watermains.

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REASON:

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

- 12 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.

- 13 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 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, cycle paths 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.

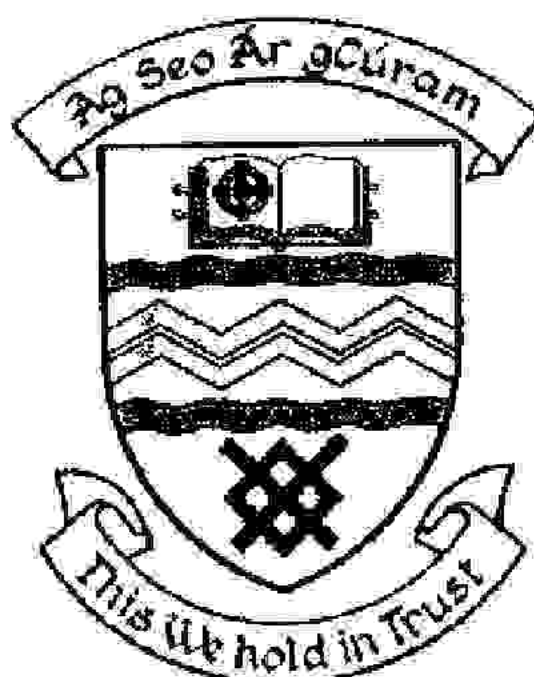
REASON:

To protect the amenities of the area.

- 16 Before development commences, the applicant shall submit revised details for agreement by the Planning Authority which are designed to improve pedestrian and cyclist mobility and permeability. The revised details shall incorporate the following amendments:

- (a) Provide satisfactory pedestrian/cyclist crossing facilities at the junction between the housing site, school and local centre. This may involve an

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- (b) alternative junction to the proposed roundabout. Provide a pedestrian path which runs diagonally across the area of public open space named in the layout as "The Square" (i.e. between the south-west and north-east corners of the space).
- (c) Provide satisfactory pedestrian crossing facilities at relevant crossing points identified in drawing no. P009, "cycle paths and pedestrian routes", and to link with the path required under (b) above.
- (d) Provide appropriate measures along pedestrian routes to prevent access by vehicular traffic.
- (e) Provide appropriate measures for the treatment of open space boundaries adjoining internal estate roads. Particular attention is to be paid to preventing the possibility of access by cars onto open spaces where there are houses with no off-street parking.

REASON:

To maximise pedestrian and cyclist mobility and permeability in the interest of sustainable development.

- 17 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout in the vicinity of the area of public open space named in the layout as "The Square" to incorporate the following:

- Of the total of twenty car parking spaces which are proposed to surround the space, six are to be removed and the resultant space to be incorporated into the pedestrian realm.
- A total of four on-street parallel parking spaces to be provided opposite the open space and in front of Units 57-59.

REASON:

In the interest of ensuring that the area of public open space is accessible and of functional value.

NOTE: This might involve marginally setting back units 57-59.

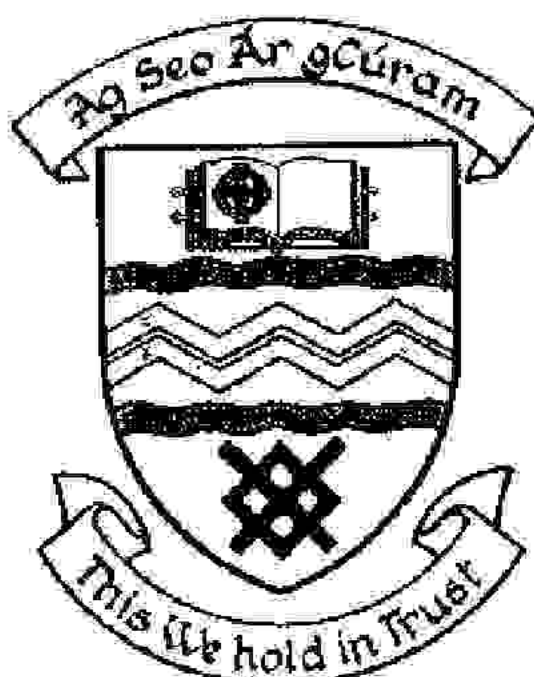
- 18 Before development commences, the applicant shall submit for agreement by the Planning Authority revised floor plans for house type D which shows the living area on the ground floor.

REASON:

In the interest of clarity.

- 19 Before development commences, the developer shall submit for agreement by the Planning Authority a detailed landscape plan with full works specification, Bill of Quantities, and

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a maintenance programme for the treatment of the internal open spaces and planted areas. This plan to include proposals for the treatment of open space boundaries adjoining internal estate roads and as required by Condition No. 16(e) above. The details provided shall be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge. The developer shall also submit a management plan in relation to the long-term maintenance of the open spaces, paved areas and planting.

REASON:

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

- 20 That a financial contribution in the sum of £75,000 (seventy five thousand pounds) EUR 95,230 (ninety five thousand two hundred and thirty 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.

- 21 That a financial contribution in the sum of £210,000 (two hundred and ten thousand pounds) EUR 266,645 (two hundred and sixty six thousand six hundred and forty five 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.

- 22 That a financial contribution in the sum of £10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

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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.

- 23 That a financial contribution in the sum of £5,000 (five thousand pounds) EUR 6,348 (six thousand three hundred and forty eight euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate 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 developer should contribute towards the cost of the works.

- 24 That a financial contribution in the sum of £40,000 (forty thousand pounds) EUR 50,789 (fifty thousand seven hundred and eighty nine 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.

- 25 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 £322,000 (three hundred and twenty two thousand pounds) EUR 408,855 (four hundred and eight thousand eight hundred and fifty five 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 £195,000 (one hundred and ninety five thousand pounds) EUR 247,599 (two hundred and forty seven thousand five hundred and ninety nine euros) to be

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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:

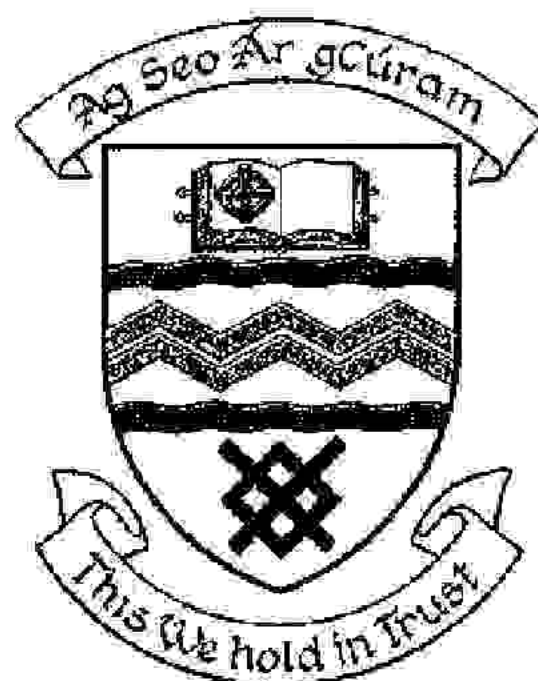
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.


.....24/01/01
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2664	Date of Decision 07/12/2000
Register Reference S00A/0682	Date: 02/10/00

Applicant Castlethorn Construction,

Development Development comprising 100 dwellings consisting of 38 no. 3 bedroom 2 storey mid-terraced houses (Type A), 36 no. 3 bedroom two-storey end of terrace houses (Type B), 8 no. 3 bedroom two storey corner houses (Type C1), 8 no. 3 bedroom two storey detached houses (Type C), 8 no. 2 bedroom two storey terraced houses (Type D) and 2 no. 4 bedroom two storey semi-detached houses (Type E); 21 dwellings will have direct vehicular access off Griffeen Glen Drive; 17 dwellings will have direct vehicular access off Griffeen Glen Road; 12 dwellings are served via a new vehicular access off Griffeen Glen Road; a new vehicular access is proposed off Griffeen Avenue to serve the remainder of the development (50 dwellings). It is intended that the new vehicular access off Griffeen Avenue will ultimately serve as an access to the future Primary School and Local Centre situated adjoining the subject lands; site development and landscape works, all on a site of c2.85 hectares.

Location located south of Griffeen Glen Drive, west of the Griffeen Road, north of Griffeen Avenue, and east of Griffeen Glen Road, Lucan, Co. Dublin.

Floor Area Sq Metres

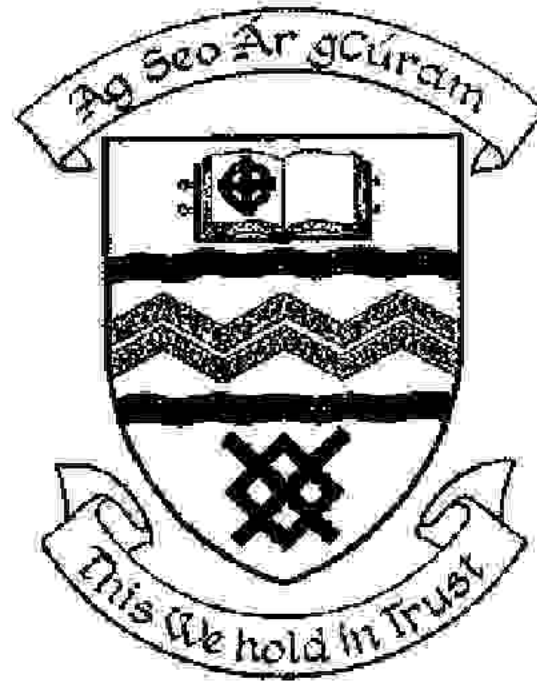
Time extension(s) up to and including 08/12/2000

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

Mc Hugh Consultants,
Chartered Town Planners,
16 Herbert Place,
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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 (25) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... *MM* 07/12/00
for SENIOR ADMINISTRATIVE OFFICER

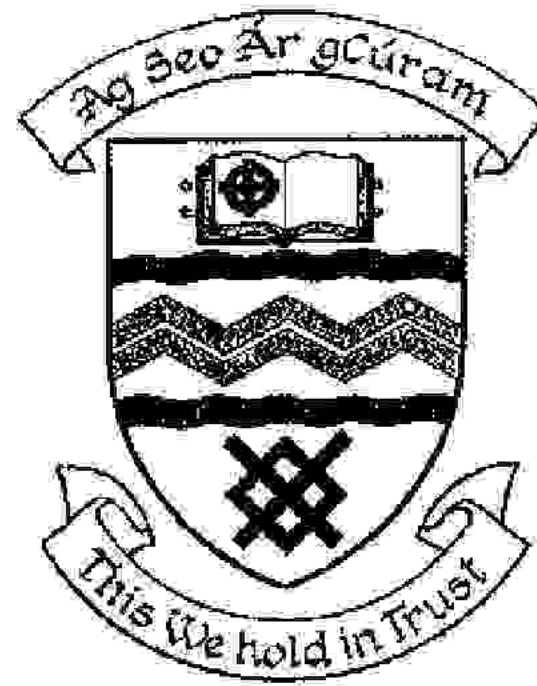
Conditions and Reasons

- 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 each 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.

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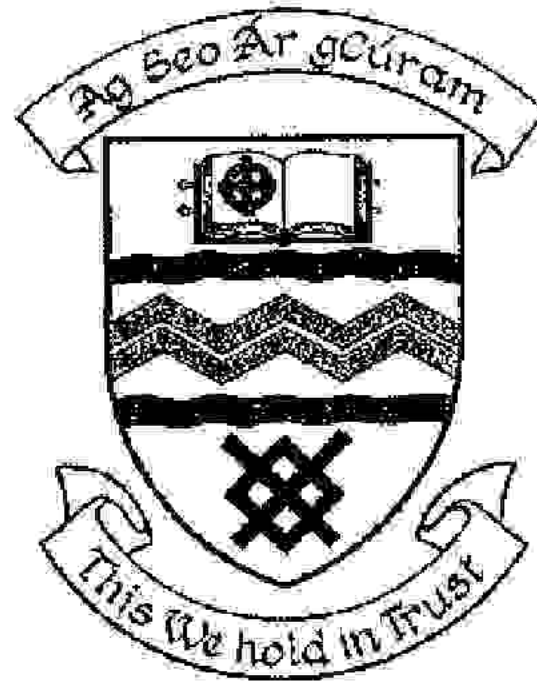
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REG. REF. S00A/0682

- 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 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.
- 6 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.
- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.
- 8 In relation to drainage proposals, the applicant shall ensure the following:-
(a) Full and complete separation of foul and surface water systems.
(b) No structure shall be within 5m of any public sewer or any sewer with potential to be taken in charge.
(c) 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, pipe sizes shall be bedded and surrounded in C20 concrete 150mm thick.

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REASON:

In the interest of public health.

- 9 The applicant shall submit for agreement by the Planning Authority, before development commences, a formal wayleave agreement allowing access to the lands within 5m of the centreline of the 1500mm diameter surface water sewer on Griffeen Glen Drive.

REASON:

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

- 10 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 11 Before development commences, the developer shall submit for agreement by the County Council a revised watermain layout for the proposed development which incorporates the following: no building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm. The drawing shall indicate the proposed watermain sizes, valve, meter and hydrant layout, and proposed points of connections to existing watermains.

REASON:

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

- 12 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.

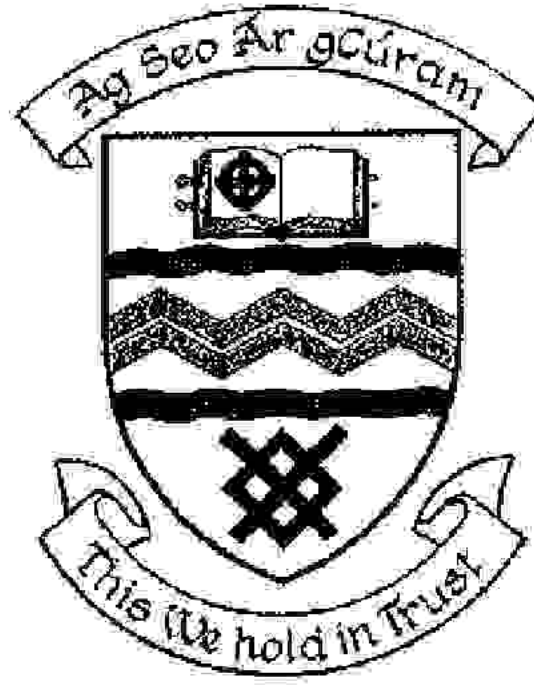
REASON:

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

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- 13 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 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, cycle paths 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 Before development commences, the applicant shall submit revised details for agreement by the Planning Authority which are designed to improve pedestrian and cyclist mobility and permeability. The revised details shall incorporate the following amendments:

- (a) Provide satisfactory pedestrian/cyclist crossing facilities at the junction between the housing site, school and local centre. This may involve an alternative junction to the proposed roundabout.
- (b) Provide a pedestrian path which runs diagonally across the area of public open space named in the layout as "The Square" (i.e. between the south-west and north-east corners of the space).
- (c) Provide satisfactory pedestrian crossing facilities

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- at relevant crossing points identified in drawing no. P009, "cycle paths and pedestrian routes", and to link with the path required under (b) above.
- (d) Provide appropriate measures along pedestrian routes to prevent access by vehicular traffic.
 - (e) Provide appropriate measures for the treatment of open space boundaries adjoining internal estate roads. Particular attention is to be paid to preventing the possibility of access by cars onto open spaces where there are houses with no off-street parking.

REASON:

To maximise pedestrian and cyclist mobility and permeability in the interest of sustainable development.

- 17 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout in the vicinity of the area of public open space named in the layout as "The Square" to incorporate the following:
- Of the total of twenty car parking spaces which are proposed to surround the space, six are to be removed and the resultant space to be incorporated into the pedestrian realm.
 - A total of four on-street parallel parking spaces to be provided opposite the open space and in front of Units 57-59.

REASON:

In the interest of ensuring that the area of public open space is accessible and of functional value.

NOTE: This might involve marginally setting back units 57-59.

- 18 Before development commences, the applicant shall submit for agreement by the Planning Authority revised floor plans for house type D which shows the living area on the ground floor.

REASON:

In the interest of clarity.

- 19 Before development commences, the developer shall submit for agreement by the Planning Authority a detailed landscape plan with full works specification, Bill of Quantities, and

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a maintenance programme for the treatment of the internal open spaces and planted areas. This plan to include proposals for the treatment of open space boundaries adjoining internal estate roads and as required by Condition No. 16(e) above. The details provided shall be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge. The developer shall also submit a management plan in relation to the long-term maintenance of the open spaces, paved areas and planting.

REASON:

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

- 20 That a financial contribution in the sum of £75,000 (seventy five thousand pounds) EUR 95,230 (ninety five thousand two hundred and thirty 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:

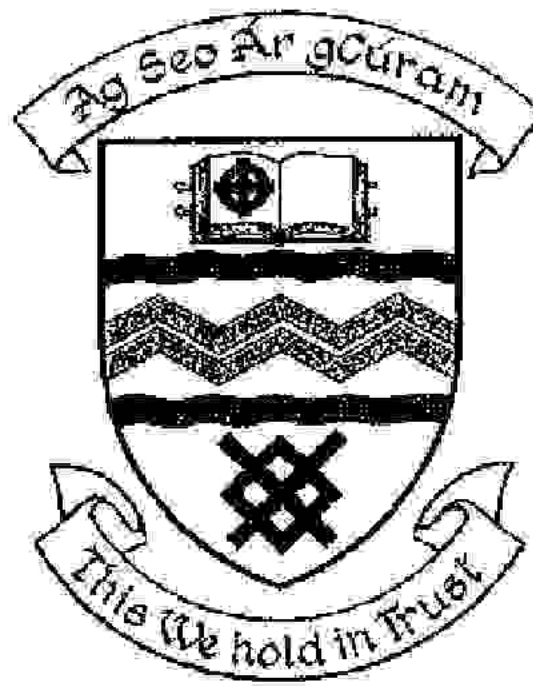
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 21 That a financial contribution in the sum of £210,000 (two hundred and ten thousand pounds) EUR 266,645 (two hundred and sixty six thousand six hundred and forty five 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.

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- 22 That a financial contribution in the sum of £10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 23 That a financial contribution in the sum of £5,000 (five thousand pounds) EUR 6,348 (six thousand three hundred and forty eight euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate 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 developer should contribute towards the cost of the works.

- 24 That a financial contribution in the sum of £40,000 (forty thousand pounds) EUR 50,789 (fifty thousand seven hundred and eighty nine 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:

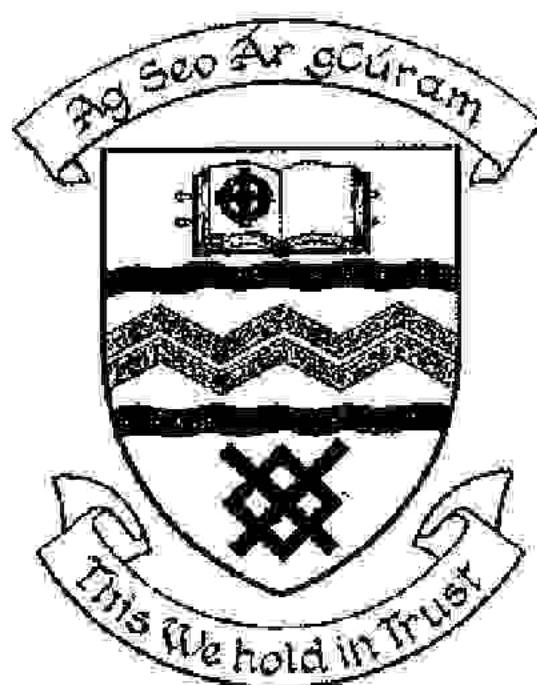
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 25 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

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Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £322,000 (three hundred and twenty two thousand pounds) EUR 408,855 (four hundred and eight thousand eight hundred and fifty five 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 £195,000 (one hundred and ninety five thousand pounds) EUR 247,599 (two hundred and forty seven thousand five hundred and ninety nine 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.