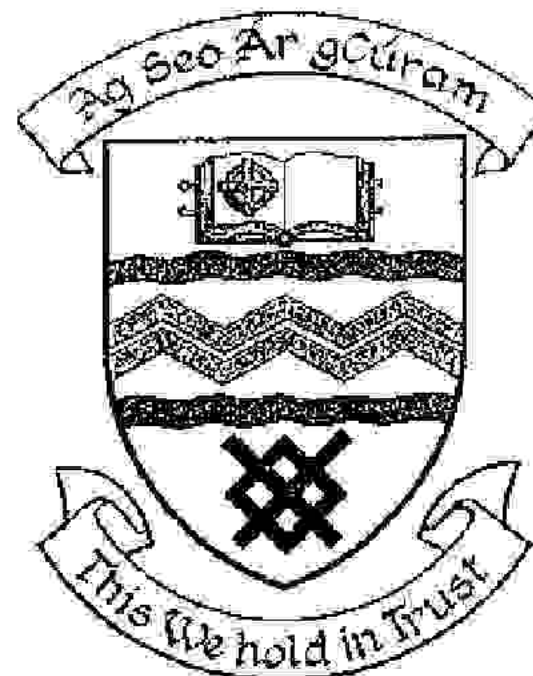


C

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



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Baile Átha Cliath 24.

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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 2973	Date of Decision 20/09/2001
Register Reference S00A/0639	Date: 11/09/00

**Applicant** Melbury Developments Ltd

**Development** This development consists of 127 apartments comprising 6 no. 1 bed apartments, 103 no. 2 bed apartments, 3 no. 2 bed apartments with study, 14 no. 3 bed apartments and 1 no. 3 bed apartment with study. The development consists of two storeys with roof developed for third storey along Garters Lane rising up to three storey with roof developed along Fortunestown Lane and fronting on to Golf Course. Creche facility is also provided along with ancillary site development work and underground and surface car parking for 254 cars and relocation of ESB pylon. This represents an amendment to application under consideration reg. ref. no. S00A/0639.

**Location** Garters Lane & Fortunestown Lane, Saggart, Co. Dublin.

**Floor Area** Sq Metres


**Time extension(s) up to and including** 25/09/2001

**Additional Information Requested/Received** 08/05/2001 /13/07/2001

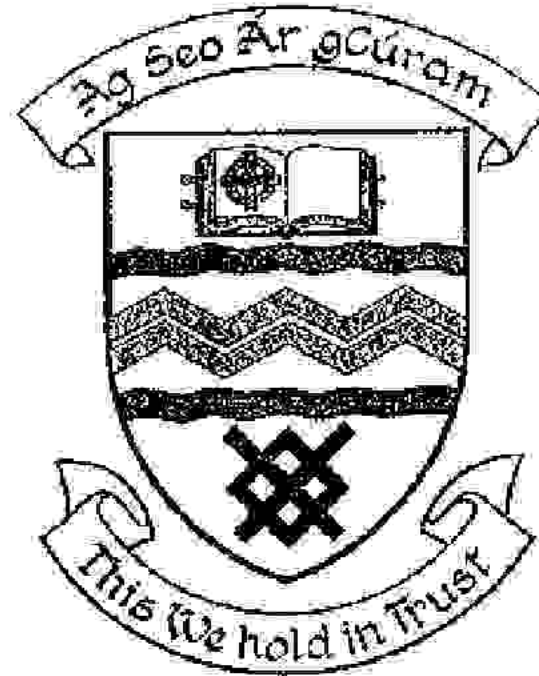
**Clarification of Additional Information Requested/Received** /

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.

McGrane & Partners  
Paradigm House,  
Dundrum Office Park,  
Dundrum,  
Dublin 14.



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REG REF. S00A/0639

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

 ..... 24/09/01  
for SENIOR ADMINISTRATIVE OFFICER

**Conditions and Reasons**

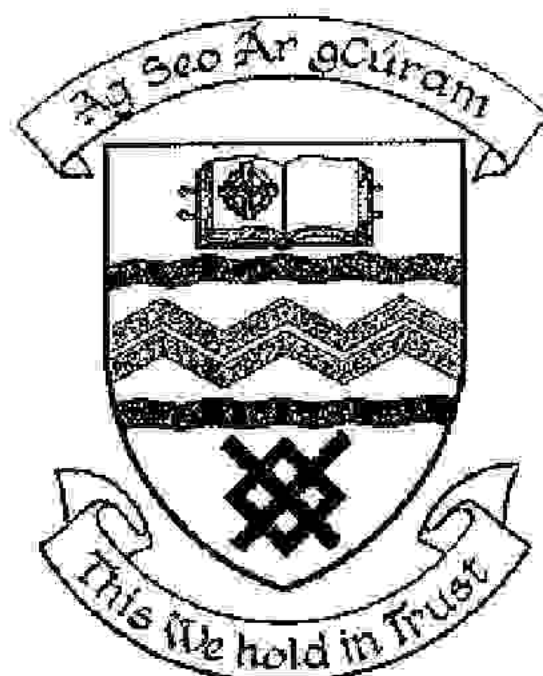
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, Unsolicited Additional Information received by the Planning Authority on 03/04/2001 and additional information received by the Planning Authority on 13/07/2001 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 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.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.



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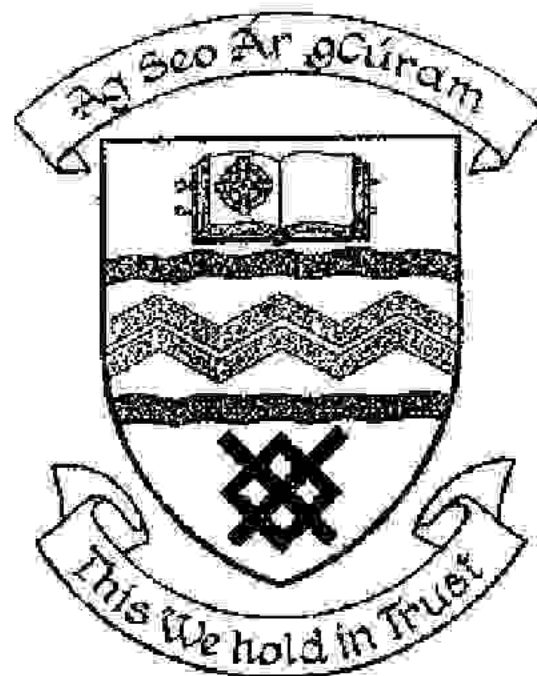
REG. REF. S00A/0639

REASON:

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

- 4 That an acceptable street naming and apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 6 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In particular full details of the proposed creche shall be submitted to and agreed with the Principal Environmental Health Officer.  
REASON:  
In the interest of health.
- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.  
REASON:  
In the interest of amenity.
- 8 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.

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REG REF. S00A/0639

- 9 Details and samples of proposed external facing and roofing materials shall be submitted to, and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 10 The boundary with Fortunestown Lane shall be set back to the road reservation line. The reservation line shall be set out on site and agreed with the Roads Engineer, Roads Planning Division.

REASON:

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

- 11 The roadside ditch on the Garter Lane frontage shall be piped with pipes of adequate size/strength to the satisfaction of the Environmental Services Department.

REASON:

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

- 12 The following requirements of the Roads Department shall be adhered to:

(i) 3m wide cobblelock (similar to that at Saggart Village) pathway along Garter Lane frontage including cast in situ kerbline shall be constructed to follow line of existing road edge.

(ii) The existing pathway between 'Saggart Lodge' entrance to Melbury apartment development (under construction) shall be reconstructed with cobblelock (similar to that in Saggart Village) with cast in situ kerbline to follow line of existing kerbline.

(iii) Road gullies shall be installed along the line of new kerbline at not less than 35m centres with manholes at not greater than 70m centres.

REASON:

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

- 13 The height of the proposed development shall not exceed 131.6 metres above Ordnance Datum.

REASON:

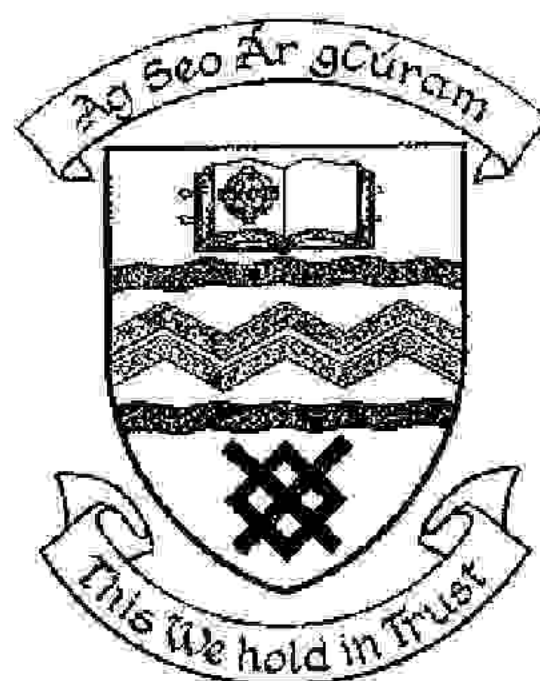
To meet the requirements of the Department of Defence.



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REG. REF. S00A/0639

- 14 The number of apartments proposed in the development shall be reduced so as to give a density of not more than 50 dwellings units per hectare. Revised details and plans in this regard shall be submitted to and agreed in writing by the Planning Authority before development commences.

**REASON:**

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

- 15 Development shall not commence without formal written consent of the National Monuments and Architectural Protection Division of Duchas, The Heritage Service. The applicant shall ascertain and adhere to their requirements as regard the archaeological investigation of the site.

**REASON:**

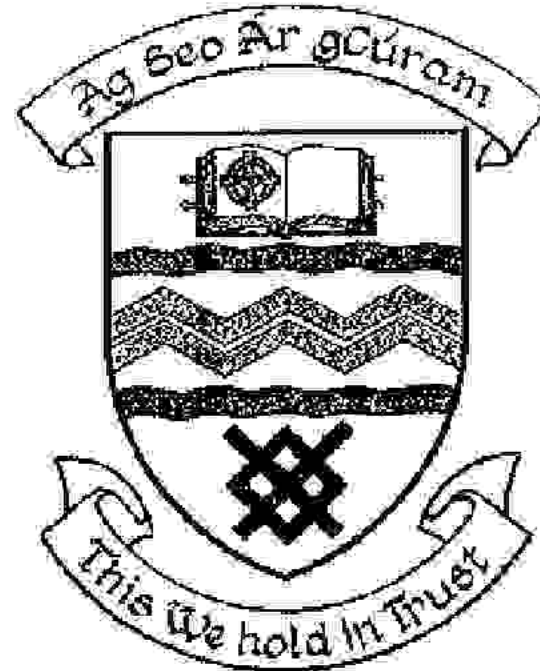
The site is within the boundary of an area of archaeological potential and a Recorded Monument Protected Under Section 12 of the National Monuments (Amendment) Act 1994.

- 16 The following requirements of the Environmental Services Department shall be adhered to:
- (i) The applicant is proposing to drain the foul effluent from the apartment development through new and existing sewers via City West Golf Course and into 300mm diameter sewer in City West Business Park. As this sewer is not in charge the applicant shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it.
  - (ii) All new and existing sewer lines will have the minimum gradients detailed in the drawings and calculations provided.
  - (iii) The responsibility for maintaining the proposed foul sewerage system in good working order shall be the responsibility of the individual developer / land owners until such time as it is taken "in-charge" by the Planning Authority.
  - (iv)
    - . The surface water drainage pumped from the basement car park will not be connected to the foul sewerage system. It will connect, via the petrol interceptor, to the surface water system.
    - . No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

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. The applicant shall ensure full and complete separation of foul and surface water systems.

. 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.

. As per the applicant's proposal the surface water discharges from the site shall be attenuated by way of oversized surface water pipes (562m of 900mm diameter) and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 11.64 l/s. The system shall be maintained and cleaned regularly and kept free from siltation.

The surface water drainage pumped from the basement car park shall be connected into the surface water system and not to the foul sewerage system. Prior to the commencement of development full details of this proposed basement surface water pumping system shall be submitted. These shall include cross sections, detailed plans and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage facility in the event of pump failure.

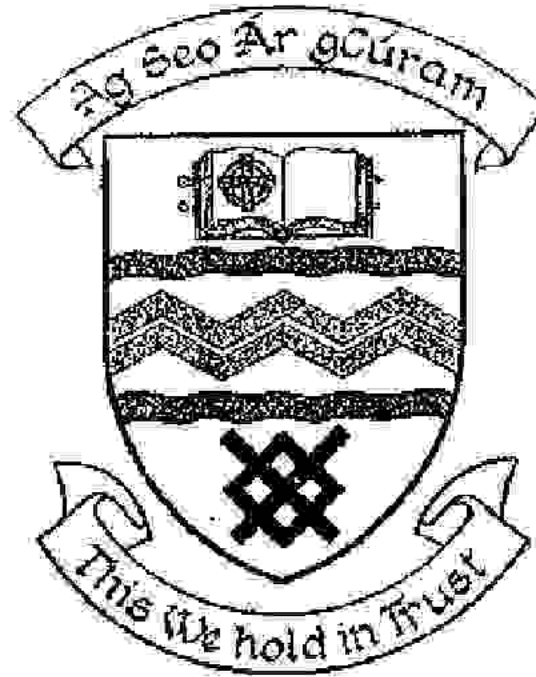
No surface water outfall from the site shall be constructed until written agreement has been reached between the applicant and the South Dublin County Council Roads Department and the Drainage Area Engineer (Deansrath Depot: Telephone: 4570784) in relation to their requirements. These may include cleaning, jetting, CCTV surveying, culverting or piping sections of the streams, ditches and culvert adjoining the site, to ensure adequate capacity exists for the surface water run-off for the development.

. All surface water run-off from vehicle parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

. Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel: (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building



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REG. REF. S00A/0639

Regulations.

- . Each apartment shall have its own individual service connection and 24hour storage.
- . The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- . The watermain serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger.
- . Buildings of 3 storeys or more shall be require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- . No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 17 No development shall commence on the site unless planning permission has been granted for diversion of the overhead power line and relocation of the pylon. The pylon within the site shall be relocated sufficiently clear of the reservation for the improvement of Fortunestown Lane.

REASON:

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

- 18 That each apartment be used as a single dwelling unit.

REASON:

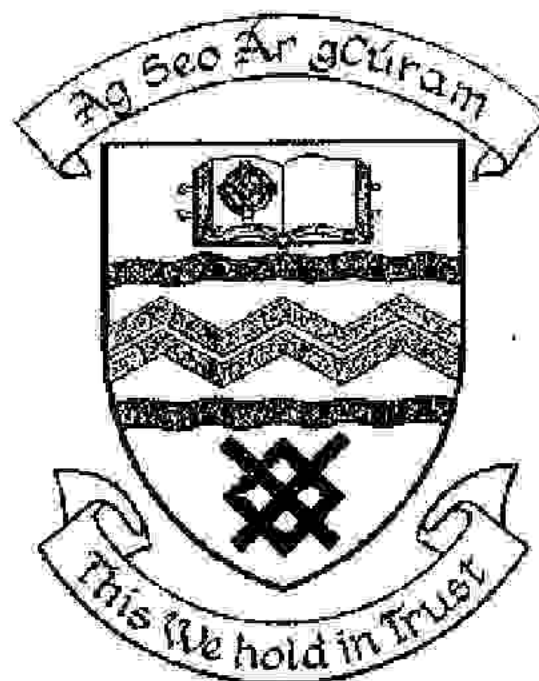
Int the interests of the proper planning and development of the area.

- 19 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid in respect of each unit of 2 bedrooms or more and £600 ( six hundred pounds) EUR 762 (seven hundred and sixty two euros) in respect of each unit of 1 bedroom or less 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.

**SOUTH DUBLIN COUNTY COUNCIL .**  
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REG REF. S00A/0639

**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 £2100 (two thousand one hundred pounds) EUR 2666 (two thousand six hundred and sixty six euros) be paid in respect of each unit of 2 bedrooms or more and £1050 (one thousand and fifty pounds) EUR 1333 (one thousand three hundred and thirty three euros) in respect of each unit of 1 bedroom or less 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 £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid in respect of each unit of 2 bedrooms or more and £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) in respect of each unit of 1 bedroom or less 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:**

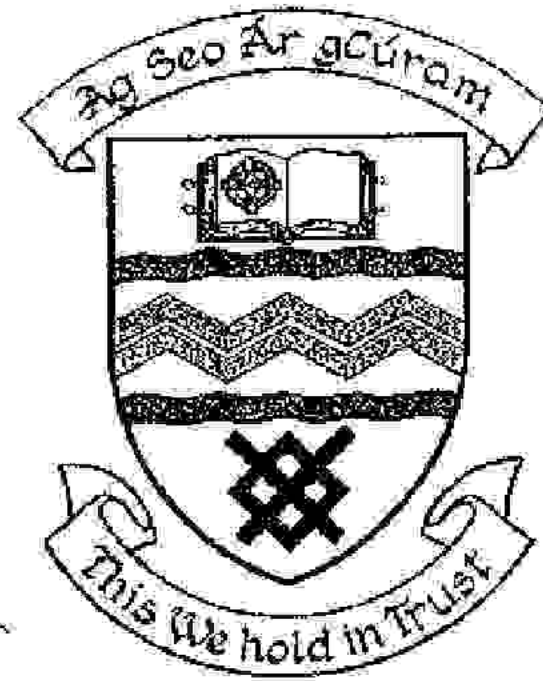
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.



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REG. REF. S00A/0639

- 22 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid in respect of each unit of 2 bedrooms or more and £337 (three hundred and thirty seven pounds) EUR 428 (four hundred and twenty eight euros) in respect of each unit of 1 bedroom or less 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 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) per unit, a bond of an Insurance Company of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine hundred and four euros) per unit EUR, or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

**REASON:**

To ensure the satisfactory completion of the development.

- 24 That a Bond or Cash Lodgement of £10,000 (ten thousand pounds) EUR 12697 (twelve thousand six hundred and ninety seven euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

**REASON:**

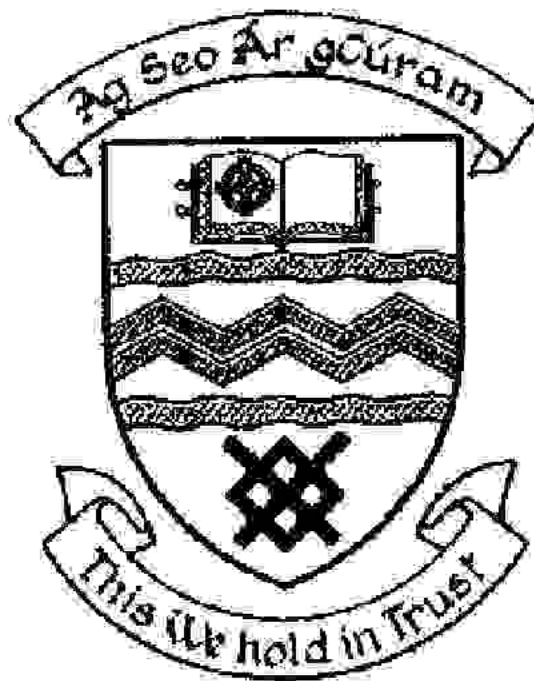
In the interest of the proper planning and development of the area.

For  
Accom ✓

**SOUTH DUBLIN COUNTY COUNCIL**  
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McGrane & Partners  
Paradigm House,  
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Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3325	Date of Final Grant 05/11/2001
Decision Order Number 2973	Date of Decision 20/09/2001
Register Reference S00A/0639	Date 13/07/01

**Applicant** Melbury Developments Ltd

**Development** This development consists of 127 apartments comprising 6 no. 1 bed apartments, 103 no. 2 bed apartments, 3 no. 2 bed apartments with study, 14 no. 3 bed apartments and 1 no. 3 bed apartment with study. The development consists of two storeys with roof developed for third storey along Garters Lane rising up to three storey with roof developed along Fortunestown Lane and fronting on to Golf Course. Creche facility is also provided along with ancillary site development work and underground and surface car parking for 254 cars and relocation of ESB pylon. This represents an amendment to application under consideration reg. ref. no. S00A/0639.

**Location** Garters Lane & Fortunestown Lane, Saggart, Co. Dublin.

**Floor Area** 222.70 Sq Metres  
**Time extension(s) up to and including** 25/09/2001  
**Additional Information Requested/Received** 08/05/2001 /13/07/2001



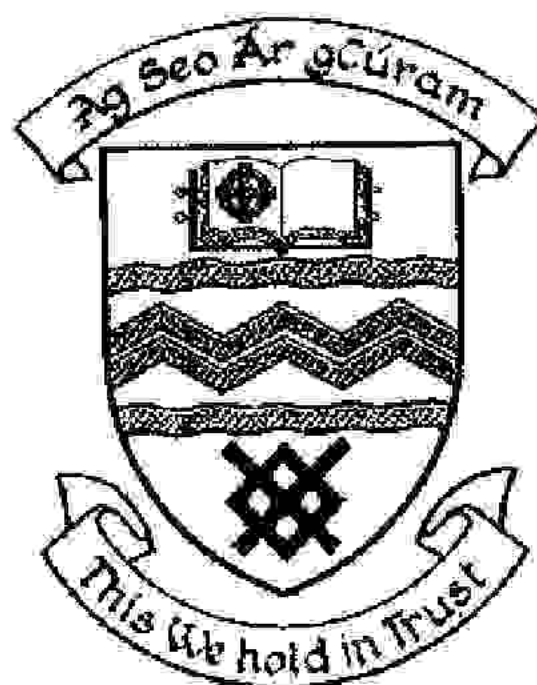
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/06

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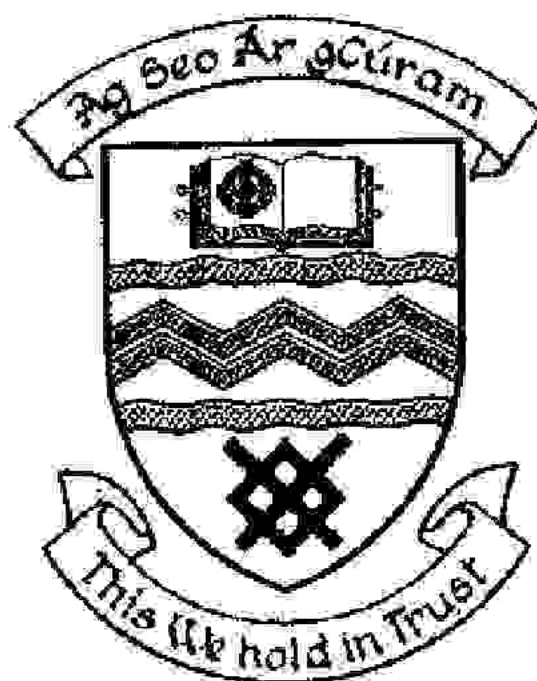
A Permission has been granted for the development described above,  
subject to the following (24) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL

REG: REF. S0027/06 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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, Unsolicited Additional Information received by the Planning Authority on 03/04/2001 and additional information received by the Planning Authority on 13/07/2001 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 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.

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

### REASON:

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

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

### REASON:

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

- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

### REASON:

In the interest of safety and the avoidance of fire hazard.

- 6 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In particular full details of the proposed creche shall be submitted to



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/0004

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and agreed with the Principal Environmental Health Officer.

REASON:

In the interest of health.

- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

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

REASON:

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

- 9 Details and samples of proposed external facing and roofing materials shall be submitted to, and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 10 The boundary with Fortunestown Lane shall be set back to the road reservation line. The reservation line shall be set out on site and agreed with the Roads Engineer, Roads Planning Division.

REASON:

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

- 11 The roadside ditch on the Garter Lane frontage shall be piped with pipes of adequate size/strength to the satisfaction of the Environmental Services Department.

REASON:

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

- 12 The following requirements of the Roads Department shall be adhered to:

(i) 3m wide cobblelock (similar to that at Saggart Village) pathway along Garter Lane frontage including cast in situ kerblin shall be constructed to follow line of existing road edge.

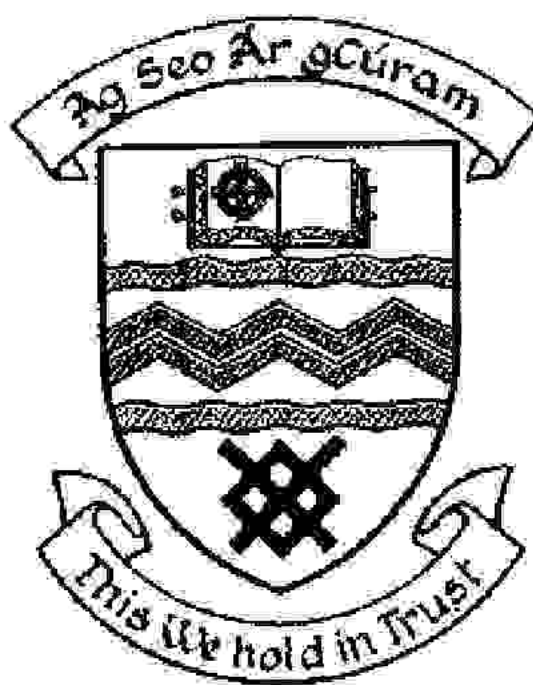
(ii) The existing pathway between 'Saggart Lodge' entrance to Melbury apartment development (under construction) shall be reconstructed with cobblelock (similar to that in Saggart Village) with cast in situ kerblin to follow line of

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S002 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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existing kerbline.

(iii) Road gullies shall be installed along the line of new kerbline at not less than 35m centres with manholes at not greater than 70m centres.

REASON:

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

- 13 The height of the proposed development shall not exceed 131.6 metres above Ordnance Datum.

REASON:

To meet the requirements of the Department of Defence.

- 14 The number of apartments proposed in the development shall be reduced so as to give a density of not more than 50 dwellings units per hectare. Revised details and plans in this regard shall be submitted to and agreed in writing by the Planning Authority before development commences.

REASON:

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

- 15 Development shall not commence without formal written consent of the National Monuments and Architectural Protection Division of Dúchas, The Heritage Service. The applicant shall ascertain and adhere to their requirements as regard the archaeological investigation of the site.

REASON:

The site is within the boundary of an area of archaeological potential and a Recorded Monument Protected Under Section 12 of the National Monuments (Amendment) Act 1994.

- 16 The following requirements of the Environmental Services Department shall be adhered to:

(i) The applicant is proposing to drain the foul effluent from the apartment development through new and existing sewers via City West Golf Course and into 300mm diameter sewer in City West Business Park. As this sewer is not in charge the applicant shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it.

(ii) All new and existing sewer lines will have the minimum gradients detailed in the drawings and calculations provided.

(iii) The responsibility for maintaining the proposed foul sewerage system in good working order shall be the responsibility of the individual developer / land owners until such time as it is taken "in-charge" by the Planning Authority.



# SOUTH DUBLIN COUNTY COUNCIL

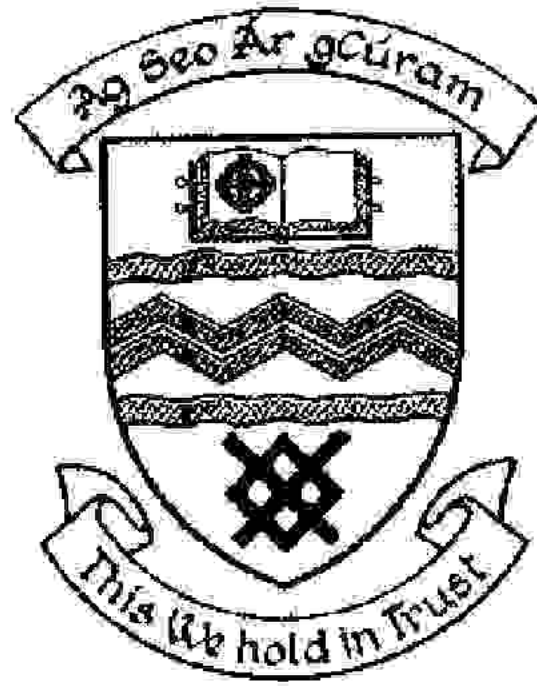
REG REF.

S00A/106

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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(iv)

. The surface water drainage pumped from the basement car park will not be connected to the foul sewerage system. It will connect, via the petrol interceptor, to the surface water system.

. No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

. The applicant shall ensure full and complete separation of foul and surface water systems.

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

Where is it not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

. As per the applicant's proposal the surface water discharges from the site shall be attenuated by way of oversized surface water pipes (562m of 900mm diameter) and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 11.64 l/s. The system shall be maintained and cleaned regularly and kept free from siltation.

The surface water drainage pumped from the basement car park shall be connected into the surface water system and not to the foul sewerage system. Prior to the commencement of development full details of this proposed basement surface water pumping system shall be submitted. These shall include cross sections, detailed plans and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage facility in the event of pump failure.

No surface water outfall from the site shall be constructed until written agreement has been reached between the applicant and the South Dublin County Council Roads Department and the Drainage Area Engineer (Deansrath Depot: Telephone: 4570784) in relation to their requirements. These may include cleaning, jetting, CCTV surveying, culverting or piping sections of the streams, ditches and culvert adjoining the site, to ensure adequate capacity exists for the surface water run-off for the development.

. All surface water run-off from vehicle parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

. Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel: (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout



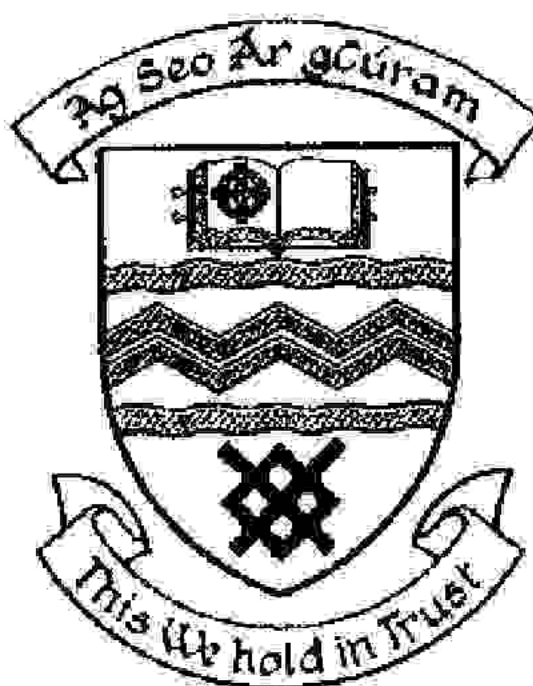
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/010M

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to be in accordance with Part B of 1997 Building Regulations.

- . Each apartment shall have its own individual service connection and 24hour storage.
- . The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- . The watermain serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger.
- . Buildings of 3 storeys or more shall be require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- . No building to lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter.

REASON:

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

- 17 No development shall commence on the site unless planning permission has been granted for diversion of the overhead power line and relocation of the pylon. The pylon within the site shall be relocated sufficiently clear of the reservation for the improvement of Fortunestown Lane.

REASON:

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

- 18 That each apartment be used as a single dwelling unit.

REASON:

Int the interests of the proper planning and development of the area.

- 19 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid in respect of each unit of 2 bedrooms or more and £600 ( six hundred pounds) EUR 762 (seven hundred and sixty two euros) in respect of each unit of 1 bedroom or less 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.

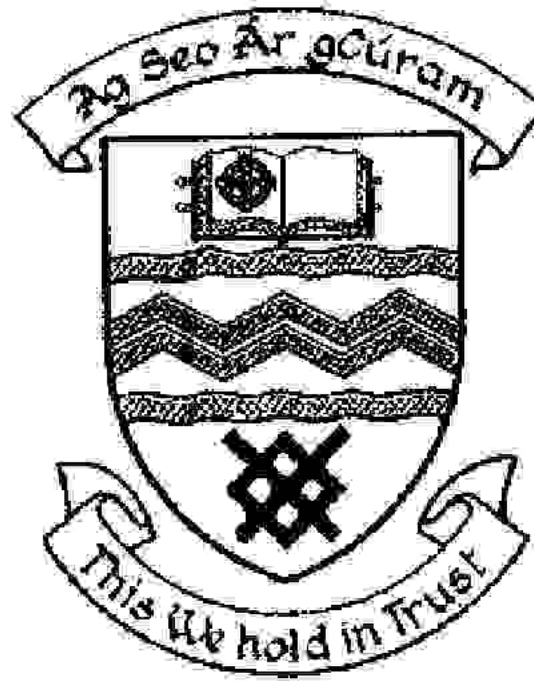


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/06M COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 20 That a financial contribution in the sum of £2100 (two thousand one hundred pounds) EUR 2666 (two thousand six hundred and sixty six euros) be paid in respect of each unit of 2 bedrooms or more and £1050 (one thousand and fifty pounds) EUR 1333 (one thousand three hundred and thirty three euros) in respect of each unit of 1 bedroom or less 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 £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid in respect of each unit of 2 bedrooms or more and £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) in respect of each unit of 1 bedroom or less 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 £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid in respect of each unit of 2 bedrooms or more and £337 (three hundred and thirty seven pounds) EUR 428 (four hundred and twenty eight euros) in respect of each unit of 1 bedroom or less 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.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/06M

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- 23 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) per unit, a bond of an Insurance Company of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine hundred and four euros) per unit EUR, or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 24 That a Bond or Cash Lodgement of £10,000 (ten thousand pounds) EUR 12697 (twelve thousand six hundred and ninety seven euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

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

- (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.

.....07/11/01  
for SENIOR ADMINISTRATIVE OFFICER