

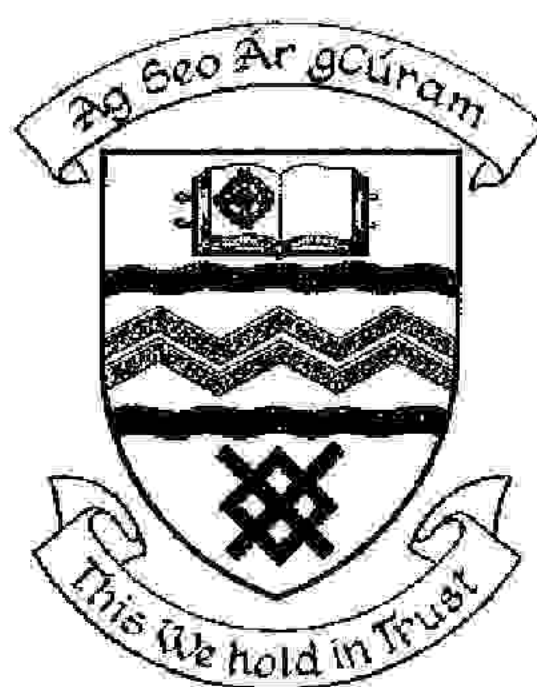
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0553	
1. Location	The Square, Tallaght, Old Blessington Road, Cookstown Road, and Ring Road, Dublin 24.		
2. Development	<p>Extensions comprising new structures ranging from 4 to 9 storeys (plus basement) in height along the north, east and south faces of The Square, Tallaght, and forming a new landscaped square (to be known as Millennium Square and which will replace Old Blessington Road) between the Civic Offices and The Square Town Centre. The development will provide the following uses:</p> <ul style="list-style-type: none"> - 386 apartments and associated private open space of which 30 units will be in a redeveloped part of the existing multi-storey car park on the east elevation. - A 43 bedroom hotel. - An Apart hotel of 47 apartments. - 14,144 sq.m gross retail floorspace, including 1,321 sq.m of gross convenience retail floorspace. - 2,387 gross sq.m. restaurants/bars. - 6,171 gross sq.m. office services - Class 2. - 3,356 gross sq.m. offices - Class 3. - A below ground 1,474 gross sq.m. nightclub. - A 1,529 space multi storey car park. <p>and associated service and circulation areas, including revisions to the layout of the west car park and relocation of entrance, all on a c. 4.57ha. site.</p> <p>An Environmental Impact Statement was also submitted with the planning application.</p>		
3. Date of Application	03/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr Patrick Lafferty Address: Lafferty Design and Development Ltd., 1 Upper Rathmines Road,		
5. Applicant	Name: The Phase III Limited Partnership Address: c/o 60 Fitzwilliam Square Dublin 2		
6. Decision	O.C.M. No. 2225 Date 02/10/2000	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.

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

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2225	Date of Decision 02/10/2000
Register Reference S00A/0553	Date: 03/08/00

Applicant The Phase III Limited Partnership

Development Extensions comprising new structures ranging from 4 to 9 storeys (plus basement) in height along the north, east and south faces of The Square, Tallaght, and forming a new landscaped square (to be known as Millennium Square and which will replace Old Blessington Road) between the Civic Offices and The Square Town Centre. The development will provide the following uses:

- 386 apartments and associated private open space of which 30 units will be in a redeveloped part of the existing multi-storey car park on the east elevation.
- A 43 bedroom hotel.
- An Apart hotel of 47 apartments.
- 14,144 sq.m gross retail floorspace, including 1,321 sq.m of gross convenience retail floorspace.
- 2,387 gross sq.m. restaurants/bars.
- 6,171 gross sq.m. office services - Class 2.
- 3,356 gross sq.m. offices - Class 3.
- A below ground 1,474 gross sq.m. nightclub.
- A 1,529 space multi storey car park.

and associated service and circulation areas, including revisions to the layout of the west car park and relocation of entrance, all on a c. 4.57ha. site.

An Environmental Impact Statement was also submitted with the planning application.

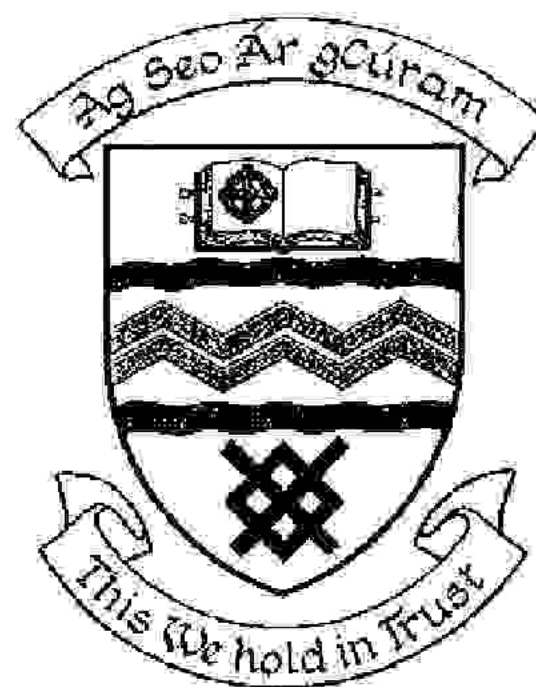
Location The Square, Tallaght, Old Blessington Road, Cookstown Road, and Ring Road, Dublin 24.

Mr Patrick Lafferty
Lafferty Design and Development Ltd.,
1 Upper Rathmines Road,
Dublin 6.

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Floor Area

Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

/

Clarification of Additional Information Requested/Received

/

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

Subject to the conditions (28) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 02/10/00
for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

1. The development shall 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 thereto.

REASON:

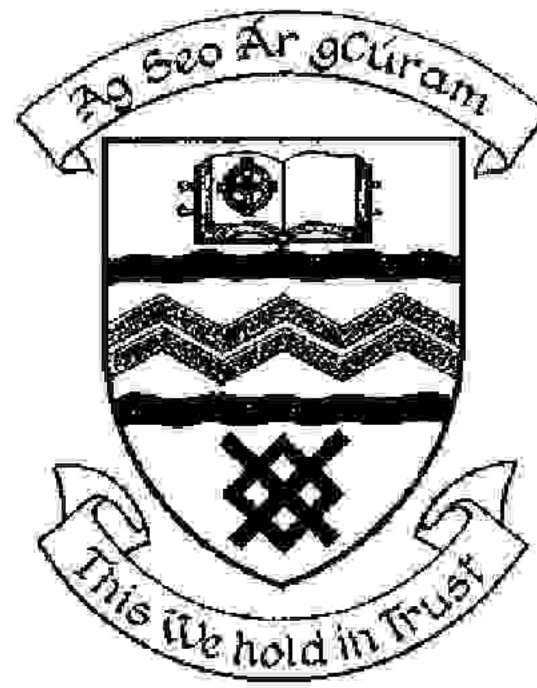
In the interests of the proper planning and development of the area.

2. The developer shall submit revised plans to the Planning Authority for written agreement showing a reconfiguration of

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apartments, corridors, natural lighting, communal facilities etc. to fully comply with the Department of Environment and Local Government "Guidelines on Residential Developments in Urban Renewal Designated Tax Incentive Areas" for the proposed apartments along the Belgard Road East frontage.

REASON:

In the interests of ensuring that the proposed development is built to adequate standards.

- 3 Before development commences the developer shall submit revised plans to the Planning Authority for written agreement showing a reduction in height along the Belgard Road East frontage.

REASON:

To reduce the excessive height of the proposal at this location and in the interests of the proper planning and development of the area.

- 4 Details of the proposed tenure (owner-occupier, private rented, local authority rented etc.) of the apartments shall be submitted to the Planning Authority for agreement prior to the commenced of development.

REASON:

In the interests of ensuring an appropriate social mix and to ensure a stable population which is considered essential in the interests of the proper planning and development of the area.

- 5 The developer shall submit revised proposals to the Planning Authority for a section of the ground floor of the development along the new pedestrian street showing a number of "people active " uses.

REASON:

In order to encourage a lively town centre atmosphere along this section of the proposal which is considered essential in the interest of the proper planning and development area.

- 6 The developer shall contribute a sum to be agreed with the Planning Authority towards the cost of a traffic model for Tallaght Town Centre which will be commissioned by South Dublin County Council.

REASON:

It is considered appropriate that the developer should

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contribute towards the expenditure proposed to be incurred by the Council in respect of work undertaken to facilitate the traffic management of Tallaght Town Centre.

- 7 Prior to the commencement of any development the developer shall submit for agreement details of a Monitoring Schedule for the following; noise levels, traffic flows and car parking. Details shall include mitigation measures to address any identified deficiencies.

REASON:

In the interest of the proper planning and development of the area and to ensure against any shortfall in parking provision.

- 8 Before development commences the developer shall submit for written agreement to the Planning Authority details of cycle parking facilities adequate to meet the needs of the residential, employment and leisure uses.

REASON:

In order to encourage the use of green modes of transport.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council's Environmental Services Department. Full details in this regard shall be submitted to said Department and agreed in writing before development commences.

REASON:

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

- 10 Before development commences full details of construction, internal layout, operation and intended capacity of the proposed night-club shall be submitted to and agreed by the Planning Authority.

REASON:

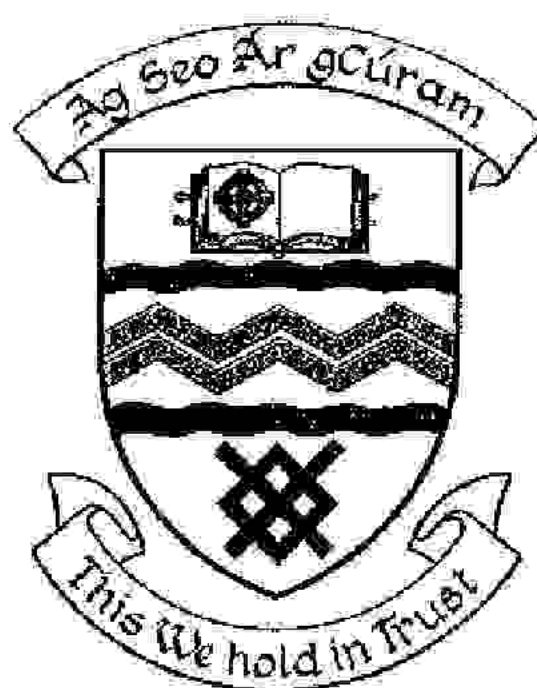
In the interest of the proper planning and development of the area.

- 11 The developer shall submit for written agreement details of the nature and extent of the proposed Combined Heat and Power System prior to the commencement of development.

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REASON:

In the interests of sustainable development.

- 12 The developer shall consult with and comply fully with the requirements of the Principal Environmental Health Officer in relation to the requirements for the development during both the construction and operational stages.

REASON:

In the interests of public health

- 13 The materials for paving the Millennium Square and the new pedestrian streets shall be of natural stone. Full details including proposed materials for paving all public areas shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

REASON:

In the interests of amenity.

- 14 The location of the proposed Millennium Sculpture in the Millennium Square shall as be decided by the Sculpture Competition as administered by South Dublin County Council. The developer shall contribute the full cost of the installation of the sculpture.

REASON:

In the interest of amenity and clarity.

- 15 Details of proposed street furniture, lighting standards, litter bins etc. shall be submitted to the planning Authority for agreement before development commences.

REASON:

In the interests of amenity.

- 16 Full details of proposed external finishes, including samples of the wall and roof finishes, shall be submitted for agreement by the Planning Authority before development commences.

REASON:

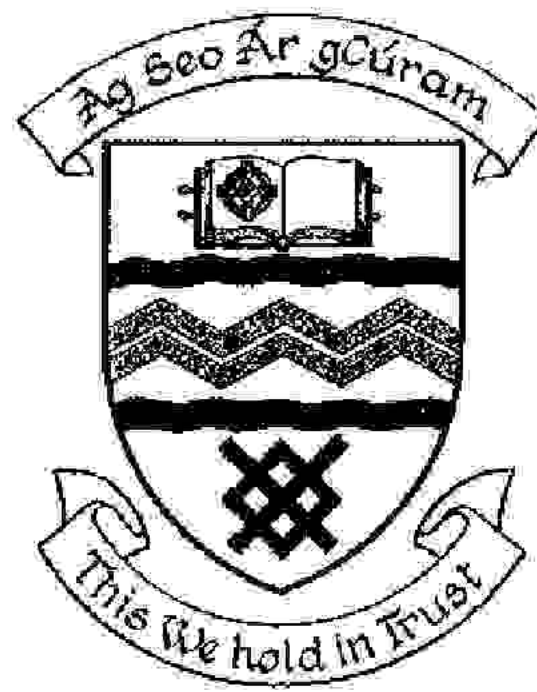
In the interest of visual amenity.

- 17 The developer shall submit full details of the extent of excavated material from the site including the proposed location of deposition. The developer should note that planning permission may be required for such deposition.

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REASON:

In the interests of orderly development.

- 18 All necessary measures shall 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. In this regard the developer shall submit full details for written agreement prior to the commencement of development.

REASON:

To protect the amenities of the area.

- 19 Prior to the commencement of development the developer shall submit final details of the land set-aside for the LUAS line overrun for written agreement with the Planning Authority.

REASON:

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

- 20 Full details of the proposed hard and soft landscaping scheme for the site to be submitted and agreed with the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 21 All public services to the proposed development, including electrical, telephone cables and equipment shall be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 22 That no advertising sign or structure be erected, including those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

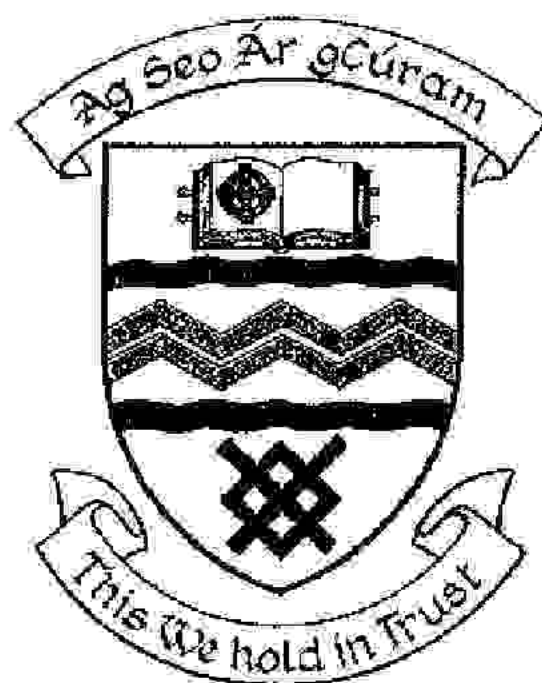
REASON: In the interests of visual amenity.

NOTE: The developer is advised that adequate provision is to be made to facilitate access to and the use of the development, buildings and services by disabled persons. The level of provision for disabled persons described in Part M of the Building Regulations 1999 Technical Guidance Document is the minimum which should be provided.

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- 23 That a financial contribution in the sum of £2,008,817 (two million eight thousand eight hundred and seventeen pounds) EUR 2,550,670 (two million five hundred and fifty thousand six hundred and seventy 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

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.

- 24 That a financial contribution in the sum of £3,577,140 (three million five hundred and seventy seven thousand one hundred and forty pounds) EUR 4,542,030 (four million five hundred and forty two thousand and thirty 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.

- 25 That a financial contribution in the sum of £261,000 (two hundred and sixty one thousand pounds) EUR 331,400 (three hundred and thirty one thousand four hundred 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.

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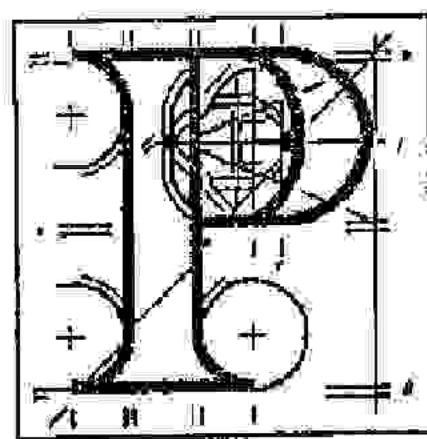
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- 26 That an acceptable naming and apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
REASON:
In the interest of the proper planning and development of the area.
- 27 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £400,000 (for hundred thousand pounds) EUR 508,000 (five hundred and eight thousand euros), a bond of an Insurance Company of £600,000 (six hundred thousand pounds) EUR 762,000 (seven hundred and sixty two thousand euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, public squares, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.
REASON:
To ensure the satisfactory completion of the development.
- 28 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.

	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/0553
1. Location	The Square, Tallaght, Old Blessington Road, Cookstown Road, and Ring Road, Dublin 24.	
2. Development	<p>Extensions comprising new structures ranging from 4 to 9 storeys (plus basement) in height along the north, east and south faces of The Square, Tallaght, and forming a new landscaped square (to be known as Millennium Square and which will replace Old Blessington Road) between the Civic Offices and The Square Town Centre. The development will provide the following uses:</p> <ul style="list-style-type: none"> - 386 apartments and associated private open space of which 30 units will be in a redeveloped part of the existing multi-storey car park on the east elevation. - A 43 bedroom hotel. - An Apart hotel of 47 apartments. - 14,144 sq.m gross retail floorspace, including 1,321 sq.m of gross convenience retail floorspace. - 2,387 gross sq.m. restaurants/bars. - 6,171 gross sq.m. office services - Class 2. - 3,356 gross sq.m. offices - Class 3. - A below ground 1,474 gross sq.m. nightclub. - A 1,529 space multi storey car park. <p>and associated service and circulation areas, including revisions to the layout of the west car park and relocation of entrance, all on a c. 4.57ha. site.</p> <p>An Environmental Impact Statement was also submitted with the planning application.</p>	
3. Date of Application	03/08/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Mr Patrick Lafferty Address: Lafferty Design and Development Ltd., 1 Upper Rathmines Road,	
5. Applicant	Name: The Phase III Limited Partnership Address: c/o 60 Fitzwilliam Square Dublin 2	
6. Decision	O.C.M. No. 2225 Date 02/10/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No.	Effect

	Date	AP. GRANT PERMISSION
8. Appeal Lodged	01/11/2000	Written Representations
9. Appeal Decision	28/02/2001	Grant Permission
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.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0553

APPEAL by Lowe Taverns (Tallaght) Limited care of Brian Meehan and Associates Limited of 13 Fitzwilliam Square, Dublin against the decision made on the 2nd day of October, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to The Phase III Limited Partnership care of Lafferty Design and Development Limited of 1 Upper Rathmines Road, Dublin for development of extensions comprising new structures ranging from four to nine storeys (plus basement) in height, along the north, east and south faces of The Square, Tallaght, and forming a new landscaped square (to be known as Millennium Square and which will replace Old Blessington Road) between the Civic Offices and The Square Town Centre, the development will consist of the following uses: 386 apartments and associated private open space of which 30 units will be in a redeveloped part of the existing multi-storey car park on the east elevation; a 43 bedroom hotel; an apart hotel of 47 apartments; 14,144 square metres gross retail floorspace, including 1,321 square metres of gross convenience retail floorspace; 2,387 gross square metres restaurants/bars; 6,171 gross square metres office services - Class 2; 3,356 gross square metres offices - Class 3; a below ground 1,474 gross square metres nightclub; a 1,529 space multi-storey car park and associated service and circulation areas, including revisions to the layout of the west car park and relocation of entrance, all on a circa 4.57 hectares site at "The Square", Tallaght, Old Blessington Road, Cookstown Road and Ring Road, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the location of the proposed development within an area zoned for "Town Centre Uses" and to the objectives of the current Development Plan for the area, which objectives are considered to be reasonable, it is considered that subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. (1) Before development commences the developer shall submit revised plans to the planning authority for written agreement showing a reduction in height of one storey along the Belgard Road East frontage.

Reason: To reduce the excessive height of the proposal at this location and in the interest of the proper planning and development of the area.

- (2) The developer shall submit revised plans to the planning authority for written agreement showing a reconfiguration of apartments, corridors, natural lighting and communal facilities along the Belgard Road East frontage to fully comply with the requirements of the planning authority.

Reason: In the interest of ensuring that the proposed development is built to adequate standards.

2. Prior to commencement of development, the developer shall submit revised proposals to the planning authority for the ground floor of the development along the new pedestrian street to provide for "people active" uses. Details of the proposed occupancy of retail units shall be agreed with the planning authority prior to occupation of any unit.

Reason: In order to encourage a lively town centre atmosphere along this section of the proposal which is considered essential in the interest of the proper planning and development of the area.

3. Prior to commencement of development, the developer shall submit details of a Monitoring Schedule for the following; noise levels, traffic flows and car parking to the planning authority for agreement. Details shall include mitigation measures to address any identified deficiencies.

Reason: In the interest of the proper planning and development of the area and to ensure against any shortfall in parking provision.

4. Before development commences the developer shall submit for written agreement to the planning authority details of cycle parking facilities adequate to meet the needs of the residential, employment and leisure uses.

Reason: In order to encourage the use of green modes of transport.

5. Full details of construction, internal layout, operation and intended capacity of the proposed night-club shall be submitted to and agreed by the planning authority.

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

6. The materials for paving the Millennium Square and the new pedestrian streets shall be of natural stone. Full details, including proposed materials for paving all public areas, shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of amenity.

7. The location of the proposed Millennium Sculpture in the Millennium Square shall be agreed with the planning authority. The developer shall contribute the full cost of the installation of the sculpture.

Reason: In the interest of amenity and clarity.

8. Full details, including a timescale for implementation, of the proposed hard and soft landscaping scheme for the site to be submitted and agreed with the planning authority before development commences.

Reason: In the interest of visual amenity.

9. Details of proposed street furniture, lighting standards and litter bins shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of amenity.

10. Full details of proposed external finishes, including samples of the wall and roof finishes, shall be submitted to the planning authority for agreement before development commences.

Reason: In the interest of visual amenity.

11. Prior to commencement of development the developer shall submit final details of the land set-aside for the LUAS line overrun for written agreement with the planning authority.

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

12. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

13. No advertising sign or structure shall be erected without a prior grant of permission from the planning authority.

Reason: In the interest of visual amenity.

14. Prior to commencement of development, proposals for an estate/street name, apartment numbering scheme and associated signage shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development.

15. Prior to commencement of development, a management scheme providing adequate measures relating to the future maintenance of private open spaces, roads and communal areas in a satisfactory manner shall be submitted to the planning authority for agreement.

Reason: To ensure the adequate future maintenance of this private development in the interest of residential amenity.

16. All sewers, surface water drains, public water supply, roads, footpaths and all associated fixtures, services and site development works shall comply with the requirements of the planning authority for such works and services.

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

17. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, public squares, public lighting and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

18. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Ann Cw. Quinn

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 28th day of February, 2001.