

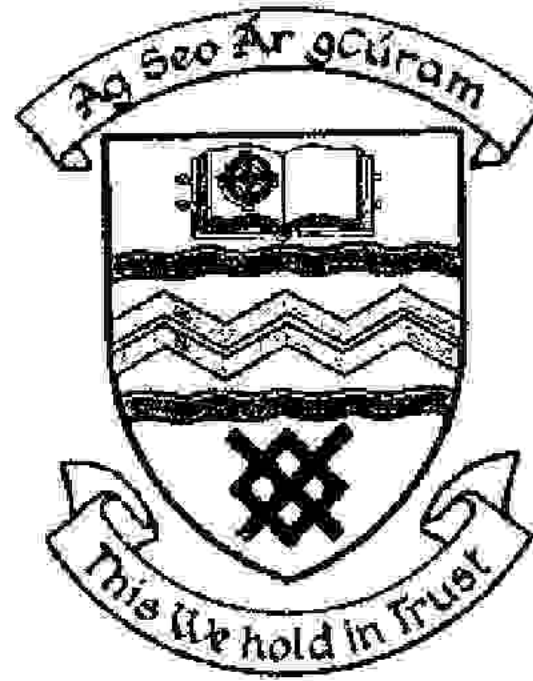
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0456
1. Location	Finnstown and Esker South, Lucan, Co. Dublin.	
2. Development	Development comprising 29 no. dwelling units consisting of 2 no. 1 bedroom apartments and 27 no. two bedroom apartments all in a single block with 2, 3 and 4 storey elements; provision of car parking spaces, bin storage and bike storage facilities; demolition of a single habitable dwelling; site development and landscape works; vehicular access to be provided via single entrance off new re-aligned Haydens Lane; all approx. 0.57 hectares on lands bounded by Esker Road to the north, the re-aligned Haydens Lane to the east and the Finnestown Abbey housing scheme to the west.	
3. Date of Application	03/07/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: McHugh Consultants, Address: 16 Herbert Place, Dublin 2.	
5. Applicant	Name: Castlethorne Construction, Address: Unit B, Avondale Business Park, Carysfort Avenue, Blackrock, Co. Dublin.	
6. Decision	O.C.M. No. 1989 Date 01/09/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2224 Date 13/10/2000	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

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 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

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McHugh Consultants,
 16 Herbert Place,
 Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2224	Date of Final Grant 13/10/2000
Decision Order Number 1989	Date of Decision 01/09/2000
Register Reference S00A/0456	Date 03/07/00

Applicant Castlethorne Construction,

Development Development comprising 29 no. dwelling units consisting of 2 no. 1 bedroom apartments and 27 no. two bedroom apartments all in a single block with 2, 3 and 4 storey elements; provision of car parking spaces, bin storage and bike storage facilities; demolition of a single habitable dwelling; site development and landscape works; vehicular access to be provided via single entrance off new re-aligned Haydens Lane; all approx. 0.57 hectares on lands bounded by Esker Road to the north, the re-aligned Haydens Lane to the east and the Finnestown Abbey housing scheme to the west.

Location Finnstown and Esker South, Lucan, Co. Dublin.

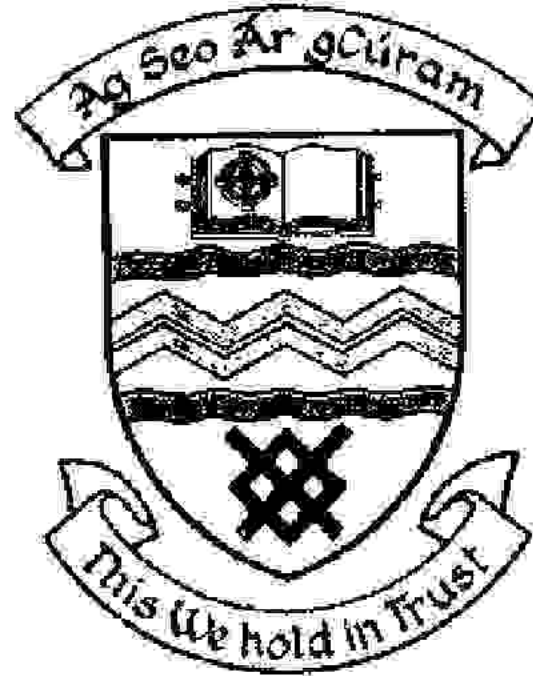
Floor Area 0.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
 subject to the following (26) Conditions.

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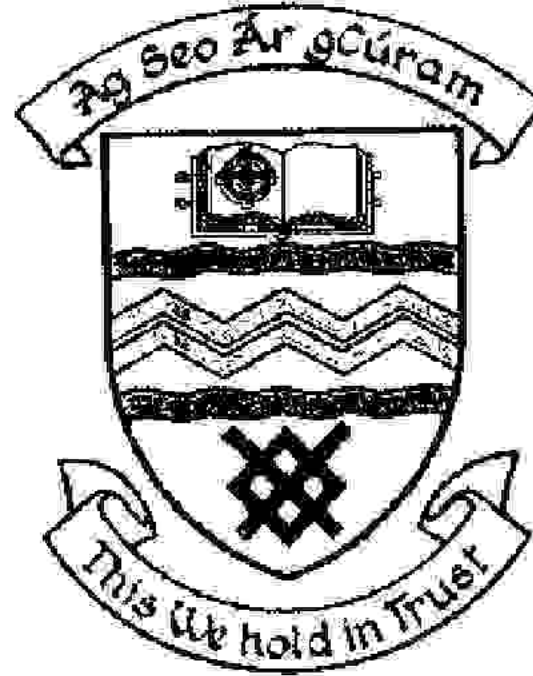
Conditions and Reasons

- 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 apartment 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 an acceptable apartment name and numbering scheme be submitted to and approved by the County Council before any constructional work takes place.
REASON:
In the interest of the proper planning and development of the area.
- 6 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.
- 7 That the proposed pedestrian link between the site and area of public open space of the adjoining residential development to the west shall not be developed and the existing hedgerow to be retained.
REASON:

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In the interest of the amenity of neighbouring residential development.

- 8 That before any development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed external finishes to include:

- sample of proposed brick(s)
- sample of proposed roof tile
- colour of rendered walls
- details of windows
- details of balcony railings.

REASON:

In the interest of visual amenity.

- 9 On the window projections of the three storey elements, the brick treatment is to be carried up to the upper floor, as far as the eaves level. Revised elevations in compliance with this to be submitted for agreement by the Planning Authority before development commences.

REASON:

To break up the overly horizontal emphasis of the north and east elevations in the interest of visual amenity.

- 10 No building to be within 5m of any public foul or surface water sewer, or any such sewer with the potential to be taken in charge. In this regard, the applicant shall submit a site layout which shows the proposed structure in relation to the sewers which traverse the site and are identified on Drawing No. 9915P-01. This layout to be submitted for the agreement of the Planning Authority before development commences.

REASON:

In the interest of public health.

- 11 No building to be within 5m of a watermain less than 225mm diameter and within 8m of a watermain greater than 225mm diameter. In this regard, the applicant shall submit a site layout which shows the proposed building partially setback at the south-east and north-west parts in compliance with this. This layout to be submitted for the agreement of the Planning Authority before development commences.

REASON:

In the interest of public health.

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

REASON:

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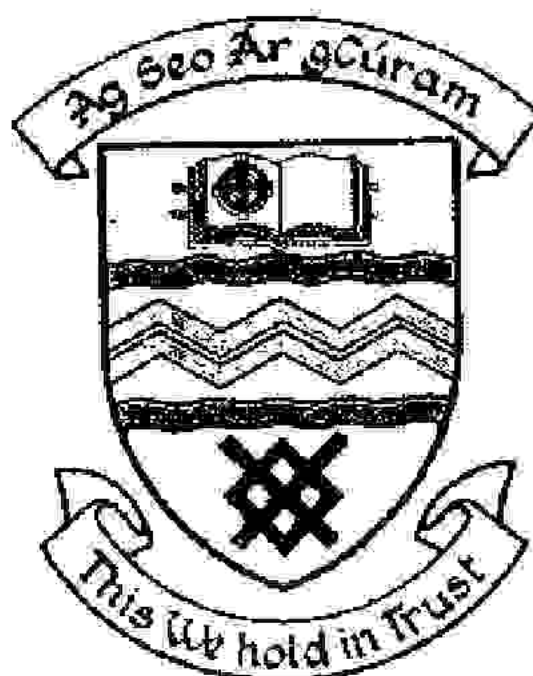
In order to comply with the Sanitary Services Acts, 1878-1964.

- 13 Any redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.
REASON:
In the interest of public health.
- 14 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.
- 15 Before development commences, the applicant shall submit for agreement to the County Council a watermain layout for the proposed development. The drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, and proposed points of connection to existing watermains. The layout shall be in accordance with Part B of the 1997 Building Regulations.
REASON:
In the interest of public health.
- 16 Before development commences, the applicant shall submit for agreement by the Planning Authority a detailed landscape plan, specification and maintenance programme for the development of the open spaces and landscaped areas provided as part of the development. The plan shall incorporate the retention of trees and hedges between the proposed car parking area and the boundary wall along the west of the site. In this regard, a minimum 1m clearance shall be provided between the kerbline and the existing hedgerow along this boundary.
REASON:
In the interest of visual amenity and to protect the amenities of neighbouring residential property.
- 17 The proposed boundary wall and railing adjacent to the entrance at Hayden's Lane to be moved northwards and follow

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the line of the access road. The residual area to be incorporated into the area of public open space. A revised layout incorporating this to be submitted for the agreement of the Planning Authority before development commences.

REASON:

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

- 18 A double-sided low stone wall and bow-top railing to be provided on the Hayden's Lane boundary of the area of public open space.

REASON:

In the interest of visual amenity.

NOTE: The applicants attention is drawn to Section 26(11) of the Local Government (Planning and Development) Act, 1963 which states that, "A person shall not be entitled solely by reason of a permission or approval under this section to carry out any development".

- 19 That a financial contribution in the sum of £20,700 (twenty thousand seven hundred pounds) EUR 26,283 (twenty six thousand two hundred and eighty three euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 20 That a financial contribution in the sum of £56,700 (fifty six thousand seven hundred pounds) EUR 71,994 (seventy one thousand nine hundred and ninety four 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.

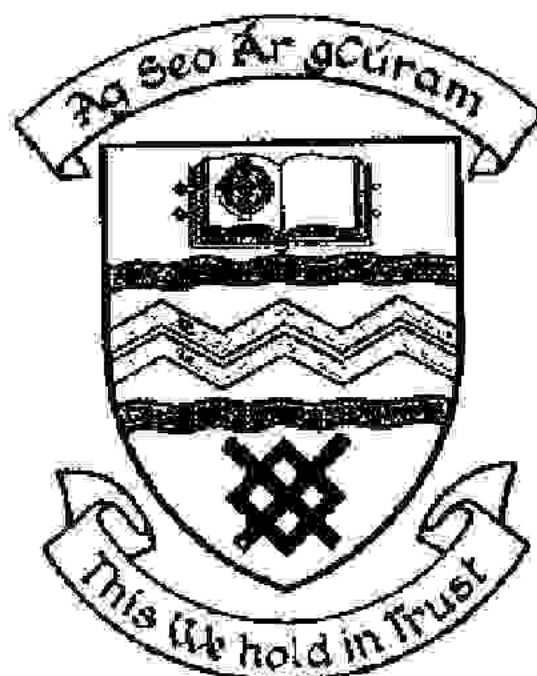
REASON:

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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- 21 That a financial contribution in the sum of £20,250 (twenty thousand two hundred and fifty pounds) EUR 25,712 (twenty five thousand seven hundred and twelve euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Griffeen Valley Park 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 £2,700 (two thousand seven hundred pounds) EUR 3,428 (three thousand four hundred and twenty eight 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 £1,350 (one thousand three hundred and fifty pounds) EUR 1,714 (one thousand seven hundred and fourteen 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 £11,200 (eleven thousand two hundred pounds) EUR 14,221 (fourteen thousand two hundred and twenty one 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

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

- 25 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £29,000 (twenty nine thousand pounds) EUR 36,820 (thirty six thousand eight hundred and twenty euros), or a bond of an Insurance Company of £43,500 (forty three thousand five hundred pounds) EUR 55,230 (fifty five thousand two hundred and thirty euros), 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.

- 26 That a Bond or Cash Lodgement of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two 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.

.....16/10/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0456
1. Location	Finnstown and Esker South, Lucan, Co. Dublin.	
2. Development	Development comprising 29 no. dwelling units consisting of 2 no. 1 bedroom apartments and 27 no. two bedroom apartments all in a single block with 2, 3 and 4 storey elements; provision of car parking spaces, bin storage and bike storage facilities; demolition of a single habitable dwelling; site development and landscape works; vehicular access to be provided via single entrance off new re-aligned Haydens Lane; all approx. 0.57 hectares on lands bounded by Esker Road to the north, the re-aligned Haydens Lane to the east and the Finnestown Abbey housing scheme to the west.	
3. Date of Application	03/07/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: McHugh Consultants, Address: 16 Herbert Place, Dublin 2.	
5. Applicant	Name: Castlethorne Construction, Address: Unit B, Avondale Business Park, Carysfort Avenue, Blackrock, Co. Dublin.	
6. Decision	O.C.M. No. 1989 Date 01/09/2000	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

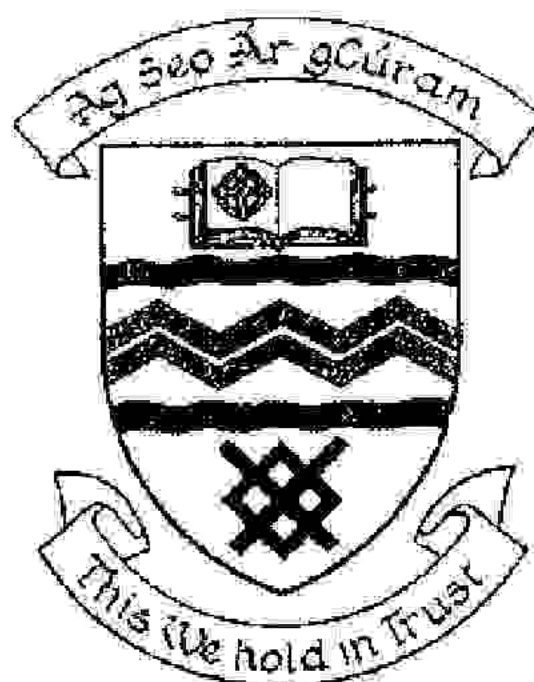
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Date

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Receipt No.

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

Decision Order Number 1989	Date of Decision 01/09/2000
Register Reference S00A/0456	Date: 03/07/00

Applicant Castlethorne Construction,

Development Development comprising 29 no. dwelling units consisting of 2 no. 1 bedroom apartments and 27 no. two bedroom apartments all in a single block with 2, 3 and 4 storey elements; provision of car parking spaces, bin storage and bike storage facilities; demolition of a single habitable dwelling; site development and landscape works; vehicular access to be provided via single entrance off new re-aligned Haydens Lane; all approx. 0.57 hectares on lands bounded by Esker Road to the north, the re-aligned Haydens Lane to the east and the Finnestown Abbey housing scheme to the west.

Location Finnestown and Esker South, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

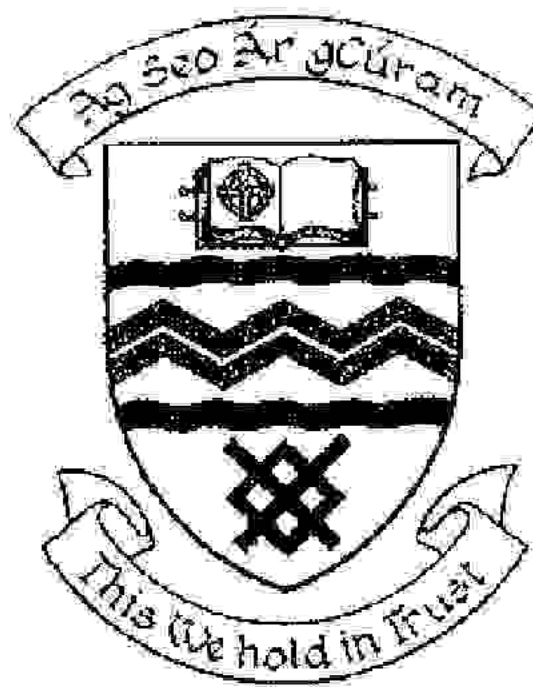
Clarification of Additional Information Requested/Received /

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

McHugh Consultants,
16 Herbert Place,
Dublin 2.

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..... M1 01/09/00
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 apartment 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.

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- 5 That an acceptable apartment name and numbering scheme be submitted to and approved by the County Council before any constructional work takes place.

REASON:

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

- 6 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.

- 7 That the proposed pedestrian link between the site and area of public open space of the adjoining residential development to the west shall not be developed and the existing hedgerow to be retained.

REASON:

In the interest of the amenity of neighbouring residential development.

- 8 That before any development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed external finishes to include:

- sample of proposed brick(s)
- sample of proposed roof tile
- colour of rendered walls
- details of windows
- details of balcony railings.

REASON:

In the interest of visual amenity.

- 9 On the window projections of the three storey elements, the brick treatment is to be carried up to the upper floor, as far as the eaves level. Revised elevations in compliance with this to be submitted for agreement by the Planning Authority before development commences.

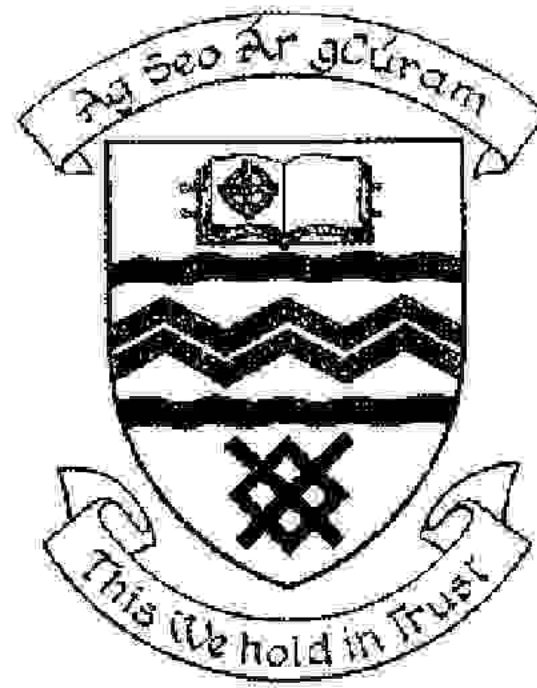
REASON:

To break up the overly horizontal emphasis of the north and east elevations in the interest of visual amenity.

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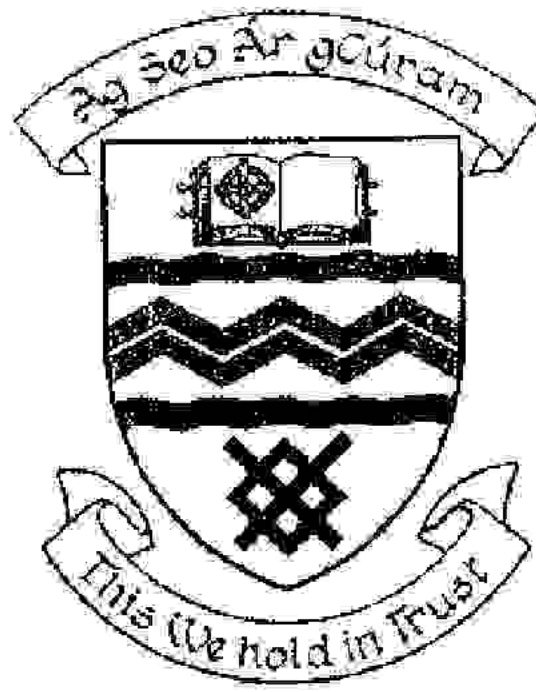
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- 10 No building to be within 5m of any public foul or surface water sewer, or any such sewer with the potential to be taken in charge. In this regard, the applicant shall submit a site layout which shows the proposed structure in relation to the sewers which traverse the site and are identified on Drawing No. 9915P-01. This layout to be submitted for the agreement of the Planning Authority before development commences.
REASON:
In the interest of public health.
- 11 No building to be within 5m of a watermain less than 225mm diameter and within 8m of a watermain greater than 225mm diameter. In this regard, the applicant shall submit a site layout which shows the proposed building partially setback at the south-east and north-west parts in compliance with this. This layout to be submitted for the agreement of the Planning Authority before development commences.
REASON:
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- 12 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.
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In the interest of public health.
- 14 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

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these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 15 Before development commences, the applicant shall submit for agreement to the County Council a watermain layout for the proposed development. The drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, and proposed points of connection to existing watermains. The layout shall be in accordance with Part B of the 1997 Building Regulations.

REASON:

In the interest of public health.

- 16 Before development commences, the applicant shall submit for agreement by the Planning Authority a detailed landscape plan, specification and maintenance programme for the development of the open spaces and landscaped areas provided as part of the development. The plan shall incorporate the retention of trees and hedges between the proposed car parking area and the boundary wall along the west of the site. In this regard, a minimum 1m clearance shall be provided between the kerblines and the existing hedgerow along this boundary.

REASON:

In the interest of visual amenity and to protect the amenities of neighbouring residential property.

- 17 The proposed boundary wall and railing adjacent to the entrance at Hayden's Lane to be moved northwards and follow the line of the access road. The residual area to be incorporated into the area of public open space. A revised layout incorporating this to be submitted for the agreement of the Planning Authority before development commences.

REASON:

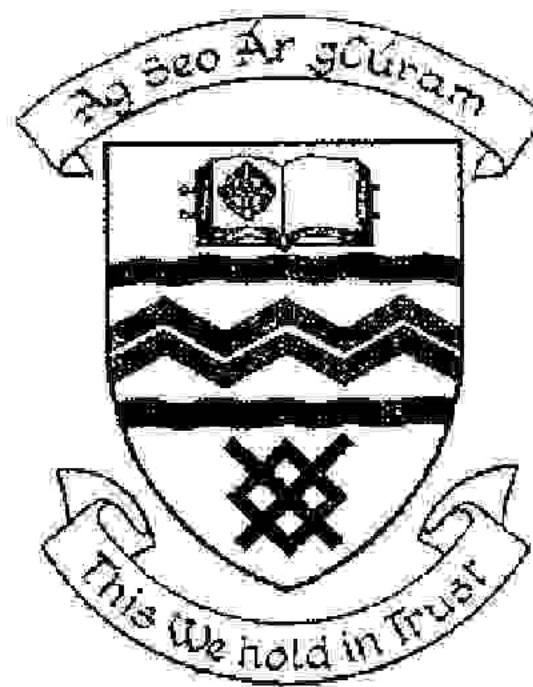
In the interest of the proper planning and development of the area.

- 18 A double-sided low stone wall and bow-top railing to be provided on the Hayden's Lane boundary of the area of public open space.

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REASON:

In the interest of visual amenity.

NOTE: The applicants attention is drawn to Section 26(11) of the Local Government (Planning and Development) Act, 1963 which states that, "A person shall not be entitled solely by reason of a permission or approval under this section to carry out any development".

- 19 That a financial contribution in the sum of £20,700 (twenty thousand seven hundred pounds) EUR 26,283 (twenty six thousand two hundred and eighty three euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 20 That a financial contribution in the sum of £56,700 (fifty six thousand seven hundred pounds) EUR 71,994 (seventy one thousand nine hundred and ninety four euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 21 That a financial contribution in the sum of £20,250 (twenty thousand two hundred and fifty pounds) EUR 25,712 (twenty five thousand seven hundred and twelve euros) be paid by the proposer to South Dublin County Council towards the cost of

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the development and improvement of public open space in Griffeen Valley Park 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 £2,700 (two thousand seven hundred pounds) EUR 3,428 (three thousand four hundred and twenty eight 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 £1,350 (one thousand three hundred and fifty pounds) EUR 1,714 (one thousand seven hundred and fourteen 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:

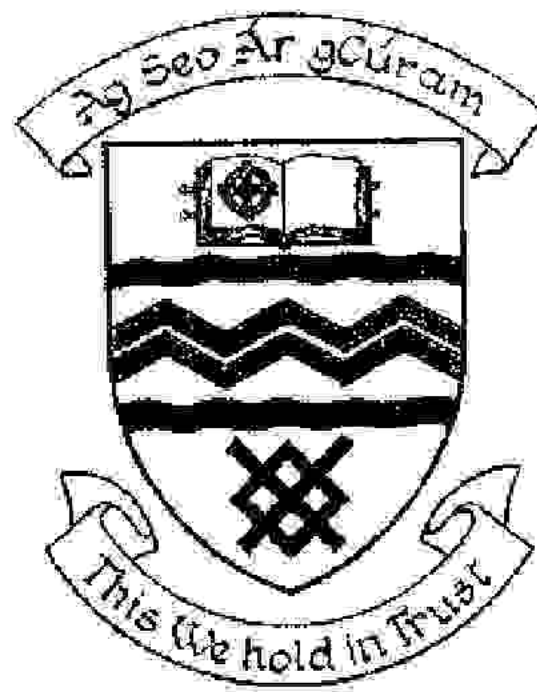
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 24 That a financial contribution in the sum of £11,200 (eleven thousand two hundred pounds) EUR 14,221 (fourteen thousand two hundred and twenty one 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.

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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 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £29,000 (twenty nine thousand pounds) EUR 36,820 (thirty six thousand eight hundred and twenty euros), or a bond of an Insurance Company of £43,500 (forty three thousand five hundred pounds) EUR 55,230 (fifty five thousand two hundred and thirty euros), 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.

- 26 That a Bond or Cash Lodgement of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two 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.