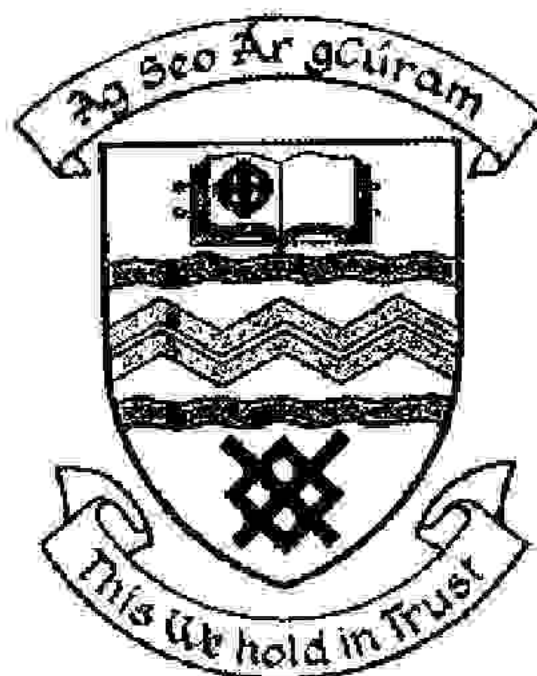


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0278	
1. Location	Adjoining development known as Liffey Valley Park, Lucan, Co. Dublin.		
2. Development	Residential development of 353 no. units consisting of 44 no. 4 bed semi detached house, 18 no. 4 bed terraced house, 44 no. 3 bed semi detached houses, 71 no. 3 bed mid and end terrace house, 84 no. 3 bed F type semi detached house, 84 no. 2 bed own door apartments and 8 no. 3 bed apartments in two storey blocks including 1.75 acres of class 2 open space (class 1 open space already provided in other phases), associated site works and car parking on site of circa 30 acres with access through adjoining development known as Liffey Valley Park under construction and an upgraded Ballyowen Lane.		
3. Date of Application	26/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Maplewood Developments Ltd., Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 1372 Date 23/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1772 Date 04/08/2000	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.

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Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1772	Date of Final Grant 04/08/2000
Decision Order Number 1372	Date of Decision 23/06/2000
Register Reference S00A/0278	Date 26/04/00

Applicant Maplewood Developments Ltd.,

Development Residential development of 353 no. units consisting of 44 no. 4 bed semi detached house, 18 no. 4 bed terraced house, 44 no. 3 bed semi detached houses, 71 no. 3 bed mid and end terrace house, 84 no. 3 bed F type semi detached house, 84 no. 2 bed own door apartments and 8 no. 3 bed apartments in two storey blocks including 1.75 acres of class 2 open space (class 1 open space already provided in other phases), associated site works and car parking on site of circa 30 acres with access through adjoining development known as Liffey Valley Park under construction and an upgraded Ballyowen Lane.

Location Adjoining development known as Liffey Valley Park, 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,

REG REF. S00A/0278

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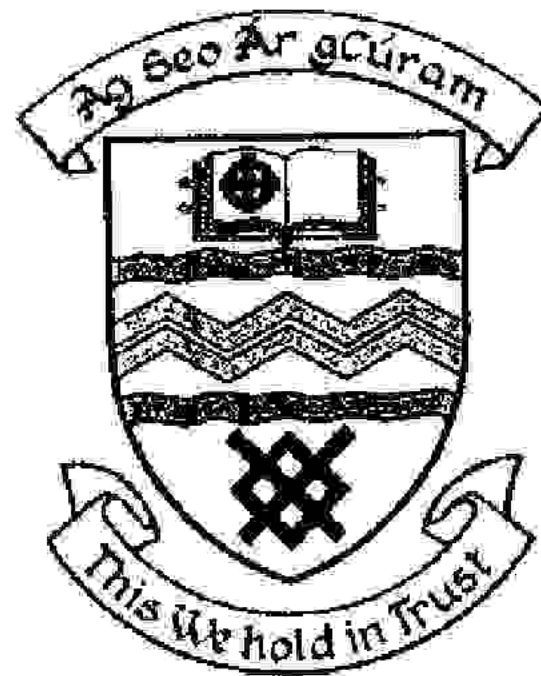


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subject to the following (29) Conditions.

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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 prior to commencement of development a revised site layout plan shall be submitted for the written agreement of the Planning Authority providing for the following:

- a) The relocation of apartment blocks 9 and 10 to the west side of the adjacent area of public open space and sited parallel to and adjacent to Ballyowen Lane, and the incorporation of the site of the proposed apartments into the area of public open space.
- b) The omission of houses nos 291 to 299 inclusive and the substitution of an additional block of apartments identical to proposed blocks 9 and 10, and located as for blocks 9 and 10 as detailed at 2(a) above, and the suitable enlargement of the area of public open space at this location.
- c) Suitable revisions to provide a satisfactory relationship of houses and public open space at the south eastern side of the resulting area of public open space adjacent to Road No. 11.
- d) Suitable revisions to provide more satisfactory provision for residential car parking at Road No. 10 either by substitution of semi detached houses in place of terraced houses, or by the substitution of communal car parking in place of individual driveways and front gardens.
- e) The provision of a linear landscape strip not less than 4 metres in width to the north of the proposed car parking bays adjoining the local distributor road adjacent to Blocks 4, 5 and 6.

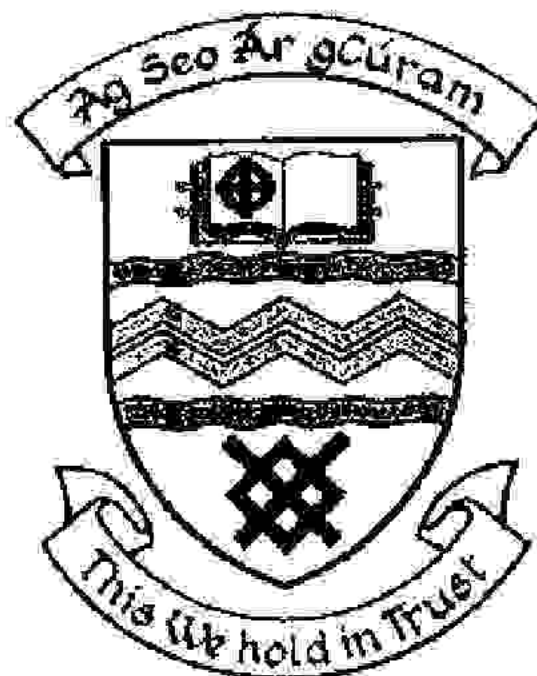
REASON:

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

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- 3 That prior to the commencement of development full details of proposed treatment to site boundaries adjoining existing houses at Colthurst and Cluain Ri to the south of the site shall be submitted for the written agreement of the Planning Authority. This shall generally comprise of a solid block wall suitably capped and rendered to an overall height of not less than 2 metres.

REASON:

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

- 4 That boundary treatment to rear gardens shall comprise of robust timber panel fencing and concrete base and supports to an overall height of not less than 2 metres, except where screen walls are required in accordance with Condition no. 18.

REASON:

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

- 5 That prior to the commencement of development the applicant should submit a detailed landscape plan with full works specification for the development of the areas of open space within the development. (The plans and specifications to include a timescale for implementation of the works, maintenance programme for a period of at least eighteen months after completion of the works and bill of quantities etc. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and a scheme of street tree planting for the entire development. The submission to be in accordance with South Dublin County Council's Guidelines for Open Space Development & Taking in Charge available for the Parks and Landscape Services Department).

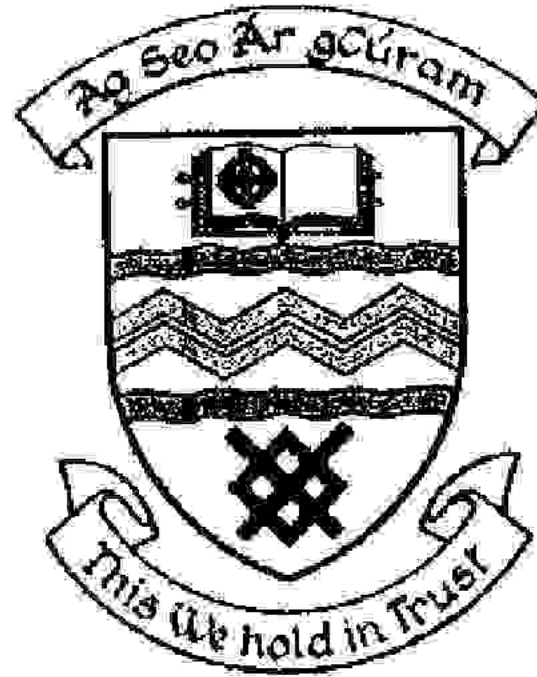
REASON:

To ensure a satisfactory standard of development.

- 6 That the following requirements shall be complied with to the satisfaction of the Roads Department, South Dublin County Council.

- a) Grass verge on east side of Road 1 (opposite house no's 1/20 of Phase 3 to be widened from 3.3m to 4.75m.
- b) Roundabout proposed at junction of Road 4 and Liffey Valley Avenue is not satisfactory. A revised roundabout layout to be agreed before development commences following consultation with Roads Department.

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- c) A local distributor standard road to be constructed by applicant from the roundabout at Ballyowen Lane/Road to the roundabout mentioned in (b) above. Along the existing Ballyowen Lane this should comprise of a 7.5 metre carriageway and a 4.75 metre footpath/grass margin on the development side only. Details to be agreed in writing.
- d) Applicant to construct the remainder of Ballyowen Lane along his site/frontage to an access road standard with footpath/margin on the development side only. Details to be agreed in writing before development commences.
- e) All terraced houses to have 9 metres (min.) driveways and semi detached/detached house to have 7.5 metres (min.) driveways.

REASON:

To ensure a satisfactory standard of development.

- 7 That prior to the commencement of development the developer shall submit full details of proposals for the treatment and protection of existing trees on the site, including a tree survey detailing the age, height, species, location and condition of all trees to be retained.

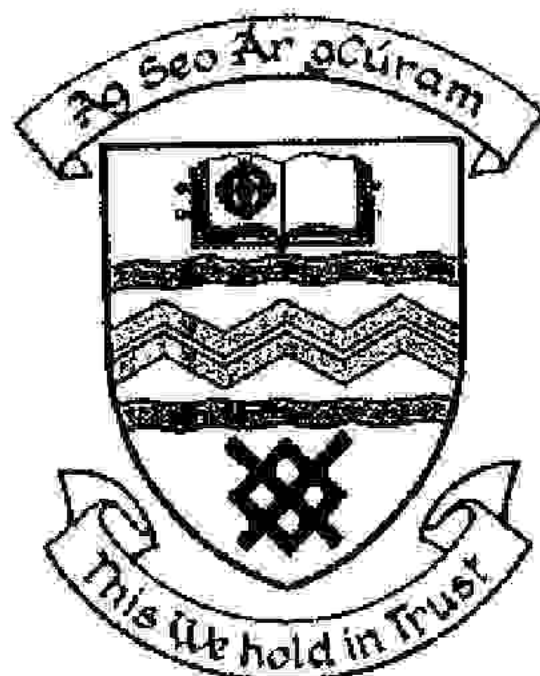
REASON:

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

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:

- (a) Applicant shall ensure full separation of foul and surface water drainage systems.
- (b) No building shall be located within 5 metres of any public sewer or any such services with the potential to be taken in charge.
- (c) Prior to development commencing evidence of the permission of the owner to connect into private sewers shall be submitted.
- (d) Prior to commencement of development the applicant shall submit for approval watermain layout drawing indicating full details of proposed arrangements, in accordance with Part B of the Building Regulations, 1997.
- (e) No building shall be located within 5m of any public watermain of less than 225mm diameter.
- (f) All watermains greater than 150mm diameter shall be of ductile iron.

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- (g) Watermains shall be laid in public open space.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 9 That each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 10 That a minimum separation of 2.3 m shall be provided between the side walls of adjacent houses.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 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.
- 12 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.
- 13 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
 REASON:
 In the interest of amenity and public safety.
- 14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 15 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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REASON:

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

- 16 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.

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

REASON:

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

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

REASON:

In the interest of visual amenity.

- 19 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

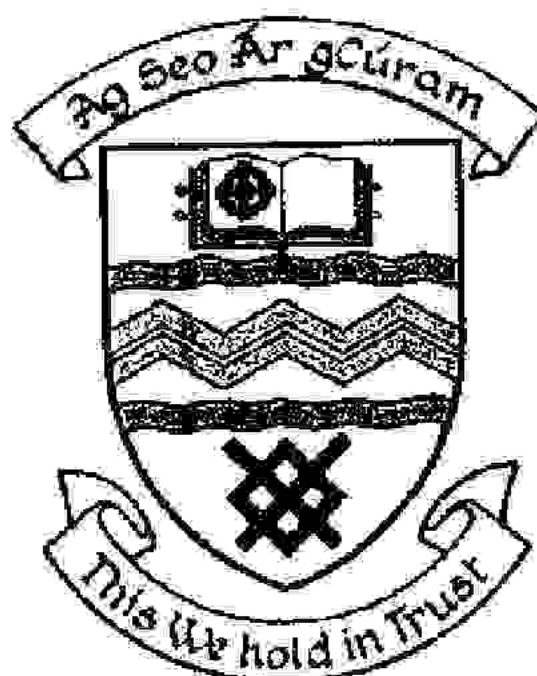
REASON:

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

- 20 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the

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purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 21 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 22 That details of the Management Agreement for the maintenance and control of the apartment development within 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.

- 23 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR952 (nine hundred and fifty two euros) per unit 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:

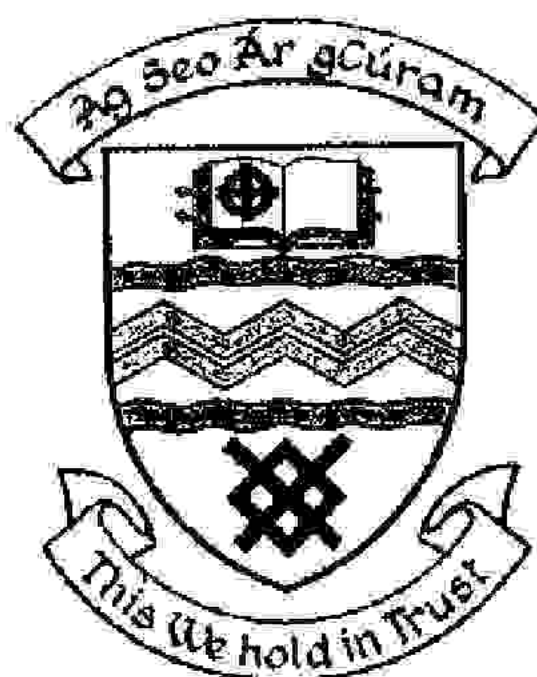
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 24 That a financial contribution in the sum of £2100 (two thousand one hundred pounds) EUR2666 (two thousand six hundred and sixty six euros) per unit 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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- 25 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR952 (nine hundred and fifty two euros) per unit in excess of 600 units granted under outline planning permission Reg. Ref. S97A/0413 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.

- 26 That a financial contribution in the sum of £400 (four hundred pounds) EUR508 (five hundred and eight euros) per unit be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 27 That a financial contribution in the sum of £1250 (one thousand two hundred and fifty pounds) EUR1587 (one thousand five hundred and eighty seven euros) per hectare 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.

- 28 That a financial contribution in the sum of £2500 (two thousand five hundred pounds) EUR3175 (three thousand one hundred and seventy five euros) per hectare be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 29 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £852000 (eight hundred and fifty two thousand pounds) EUR1081816 (one million eighty one thousand eight hundred and sixteen euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of £523000 (five hundred and twenty three thousand pounds) EUR664073 (six hundred and sixty four thousand and seventy three euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

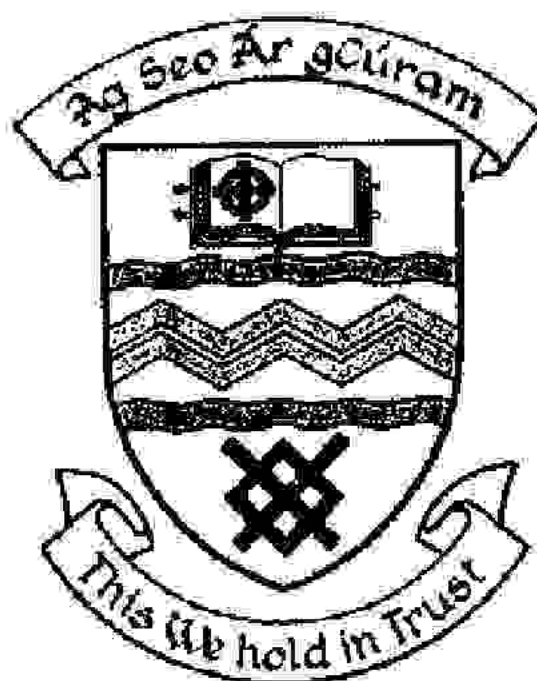
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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

- (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.

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- (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.


.....08/08/00
for SENIOR ADMINISTRATIVE OFFICER

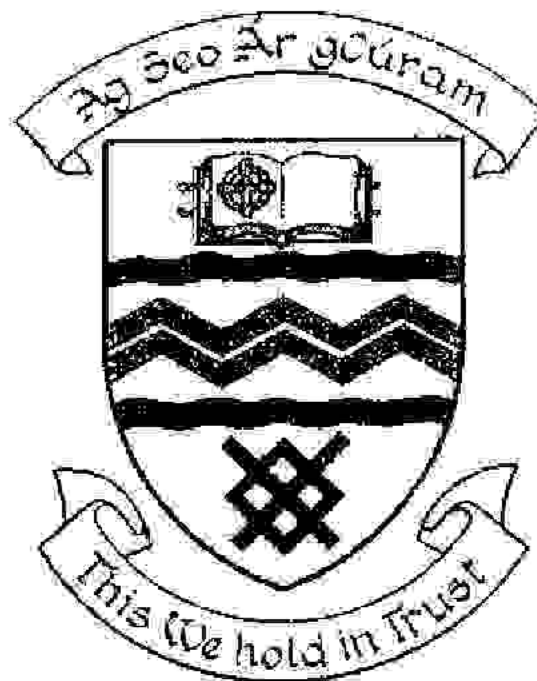
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0278	
1. Location	Adjoining development known as Liffey Valley Park, Lucan, Co. Dublin.		
2. Development	Residential development of 353 no. units consisting of 44 no. 4 bed semi detached house, 18 no. 4 bed terraced house, 44 no. 3 bed semi detached houses, 71 no. 3 bed mid and end terrace house, 84 no. 3 bed F type semi detached house, 84 no. 2 bed own door apartments and 8 no. 3 bed apartments in two storey blocks including 1.75 acres of class 2 open space (class 1 open space already provided in other phases), associated site works and car parking on site of circa 30 acres with access through adjoining development known as Liffey Valley Park under construction and an upgraded Ballyowen Lane.		
3. Date of Application	26/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Maplewood Developments Ltd., Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 1372 Date 23/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			

13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

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..... 23/06/00
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.

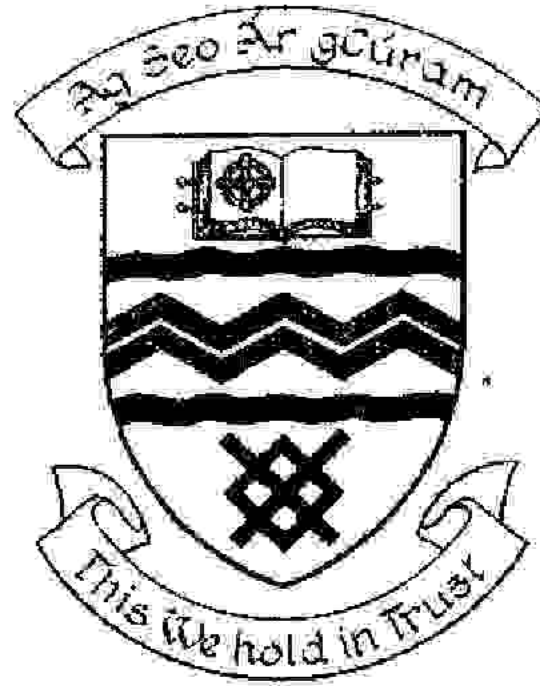
REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That prior to commencement of development a revised site layout plan shall be submitted for the written agreement of the Planning Authority providing for the following:

- a) The relocation of apartment blocks 9 and 10 to the west side of the adjacent area of public open space and sited parallel to and adjacent to Ballyowen Lane, and the incorporation of the site of the proposed apartments into the area of public open space.
- b) The omission of houses no.s 291 to 299 inclusive and the substitution of an additional block of apartments identical to proposed blocks 9 and 10, and located as for blocks 9 and 10 as detailed at 2(a) above, and the suitable enlargement of the area of public open space at this location.

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- c) Suitable revisions to provide a satisfactory relationship of houses and public open space at the south eastern side of the resulting area of public open space adjacent to Road No. 11.
- d) Suitable revisions to provide more satisfactory provision for residential car parking at Road No. 10 either by substitution of semi detached houses in place of terraced houses, or by the substitution of communal car parking in place of individual driveways and front gardens.
- e) The provision of a linear landscape strip not less than 4 metres in width to the north of the proposed car parking bays adjoining the local distributor road adjacent to Blocks 4, 5 and 6.

REASON:

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

3

That prior to the commencement of development full details of proposed treatment to site boundaries adjoining existing houses at Colthurst and Cluain Ri to the south of the site shall be submitted for the written agreement of the Planning Authority. This shall generally comprise of a solid block wall suitably capped and rendered to an overall height of not less than 2 metres.

REASON:

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

4

That boundary treatment to rear gardens shall comprise of robust timber panel fencing and concrete base and supports to an overall height of not less than 2 metres, except where screen walls are required in accordance with Condition no. 18.

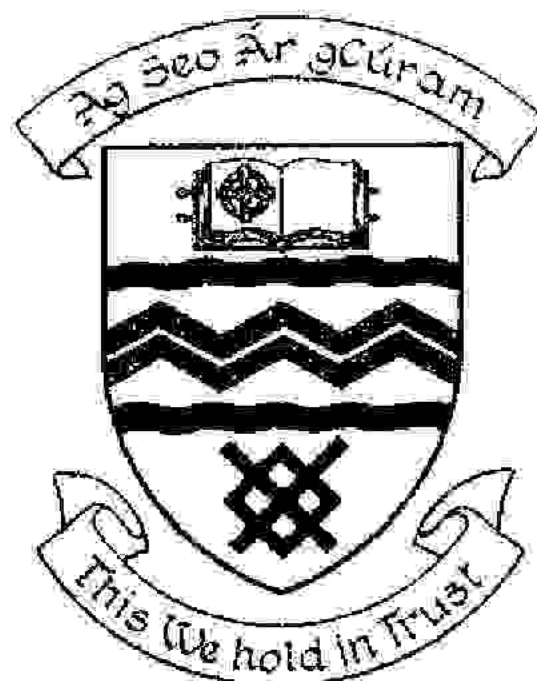
REASON:

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

5

That prior to the commencement of development the applicant should submit a detailed landscape plan with full works specification for the development of the areas of open space

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within the development. (The plans and specifications to include a timescale for implementation of the works, maintenance programme for a period of at least eighteen months after completion of the works and bill of quantities etc. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and a scheme of street tree planting for the entire development. The submission to be in accordance with South Dublin County Council's Guidelines for Open Space Development & Taking in Charge available for the Parks and Landscape Services Department).

REASON:

To ensure a satisfactory standard of development.

6 That the following requirements shall be complied with to the satisfaction of the Roads Department, South Dublin County Council.

- a) Grass verge on east side of Road 1 (opposite house no's 1/20 of Phase 3 to be widened from 3.3m to 4.75m.
- b) Roundabout proposed at junction of Road 4 and Liffey Valley Avenue is not satisfactory. A revised roundabout layout to be agreed before development commences following consultation with Roads Department.
- c) A local distributor standard road to be constructed by applicant from the roundabout at Ballyowen Lane/Road to the roundabout mentioned in (b) above. Along the existing Ballyowen Lane this should comprise of a 7.5 metre carriageway and a 4.75 metre footpath/grass margin on the development side only. Details to be agreed in writing.
- d) Applicant to construct the remainder of Ballyowen Lane along his site/frontage to an access road standard with footpath/margin on the development side only. Details to be agreed in writing before development commences.
- e) All terraced houses to have 9 metres (min.) driveways and semi detached/detached house to have 7.5 metres (min.) driveways.

REASON:

To ensure a satisfactory standard of development.

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- 7 That prior to the commencement of development the developer shall submit full details of proposals for the treatment and protection of existing trees on the site, including a tree survey detailing the age, height, species, location and condition of all trees to be retained.

REASON:

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

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:

- (a) Applicant shall ensure full separation of foul and surface water drainage systems.
- (b) No building shall be located within 5 metres of any public sewer or any such services with the potential to be taken in charge.
- (c) Prior to development commencing evidence of the permission of the owner to connect into private sewers shall be submitted.
- (d) Prior to commencement of development the applicant shall submit for approval watermain layout drawing indicating full details of proposed arrangements, in accordance with Part B of the Building Regulations, 1997.
- (e) No building shall be located within 5m of any public watermain of less than 225mm diameter.
- (f) All watermains greater than 150mm diameter shall be of ductile iron.
- (g) Watermains shall be laid in public open space.

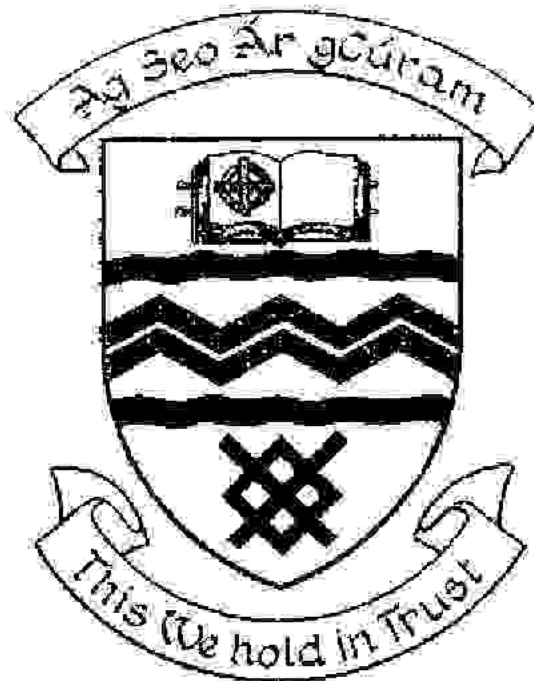
REASON:

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

- 9 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

- 10 That a minimum separation of 2.3 m shall be provided between the side walls of adjacent houses.

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REASON:

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

- 11 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.

- 12 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.

- 13 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

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

REASON:

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

- 15 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.

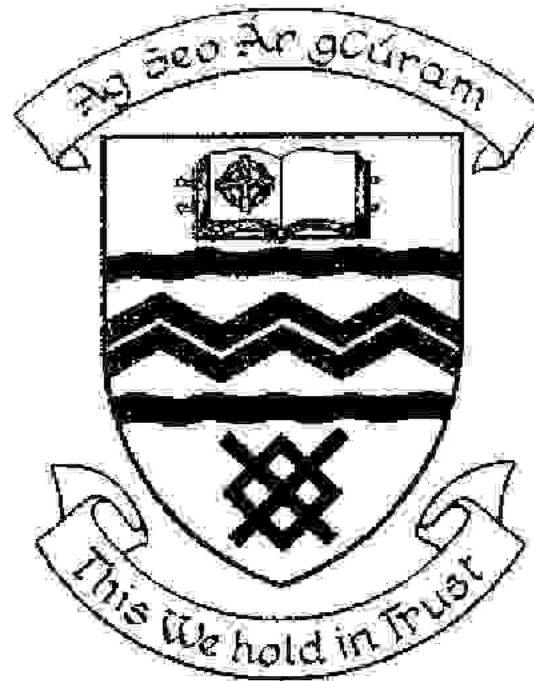
REASON:

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

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- 16 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.

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

REASON:

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

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

REASON:

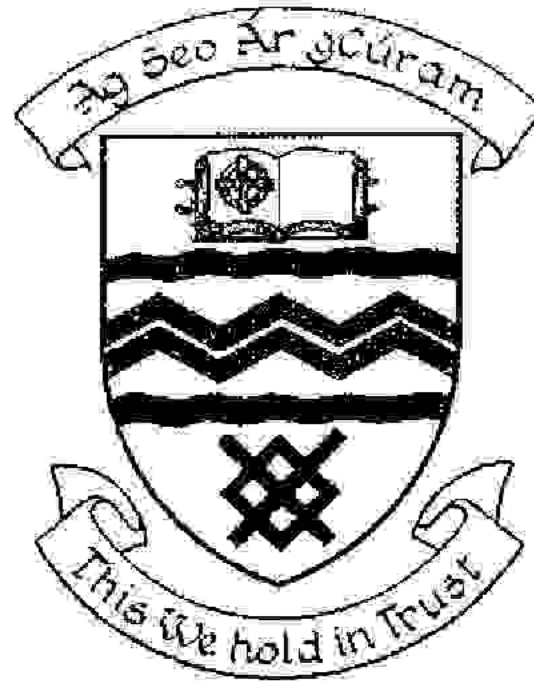
In the interest of visual amenity.

- 19 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

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- 20 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 21 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 22 That details of the Management Agreement for the maintenance and control of the apartment development within 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.

- 23 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR952 (nine hundred and fifty two euros) per unit 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.

- 24 That a financial contribution in the sum of £2100 (two thousand one hundred pounds) EUR2666 (two thousand six hundred and sixty six euros) per unit 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.

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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 £750 (seven hundred and fifty pounds) EUR952 (nine hundred and fifty two euros) per unit in excess of 600 units granted under outline planning permission Reg. Ref. S97A/0413 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.

- 26 That a financial contribution in the sum of £400 (four hundred pounds) EUR508 (five hundred and eight euros) per unit be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 27 That a financial contribution in the sum of £1250 (one thousand two hundred and fifty pounds) EUR1587 (one thousand five hundred and eighty seven euros) per hectare 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.

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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 developer should contribute towards the cost of the works.

- 28 That a financial contribution in the sum of £2500 (two thousand five hundred pounds) EUR3175 (three thousand one hundred and seventy five euros) per hectare 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.

- 29 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £852000 (eight hundred and fifty two thousand pounds) EUR1081816 (one million eighty one thousand eight hundred and sixteen euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

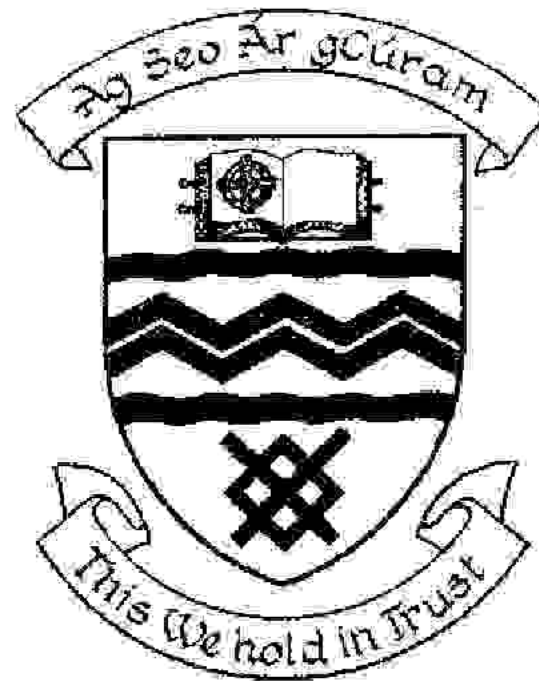
Or./...

- b. Lodgement with the Council of a Cash Sum of £523000 (five hundred and twenty three thousand pounds) EUR664073 (six hundred and sixty four thousand and seventy three euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

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Or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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