	=0.00 ± 0.00 ±	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0143	
1.	Location	Site at Palmerstown Cemetery, Kennelsfort Road, Palmerstown, Dublin 20.			
2 .	Development	For 46 no. apartments in four blocks, two at three storey high and two at two storey high, car parking for 94 cars and associated site works. A new vehicular/pedestrian entrance is to be provided from the existing Cemetery access road.			
3.	Date of Application	07/03/00		her Particulars	
За.	Type of	Permission	1	1.	
	Application		Ž.	2.	
4.	Submitted by	Name: Anthony Reddy A Address: The Malt House,	Associates, Grand Canal Qua	ΣΥ,	
5	Applicant	Name: Datchwell Devel Address: Wilton Works, N	opments Ltd., Jaas Road, Dublir	n 22.	
6.	Decision	O.C.M. No. 0989 Date 10/05/2000	Effect AP GRANT PI	ERMISSION	
7.4	Grant	O.C.M. No. 1369 Date 22/06/2000	Effect AP GRANT PI	ERMISSION	
8.	Appeal Lodged				
9.	Appeal Decision		-XV-2		
10.	Material Contra	aterial Contravention			
11.	Enforcement	Compensation	Purchase	e Notice	
12.	Revocation or	Revocation or Amendment			
13.	E.I.S. Request	ed E.I.S. Received	E.I.S.	Appeal	
14.	Registrar	Date	Receipt	No.	

36 × _x

REG. REF.: S00A/0143/C1

DATE:

01.07.2002

RE: For 46 no. apartments in four blocks, two at three storey high and two at two storey high, car parking for 94 cars and associated site works. A new vehicular/pedestrian entrance is to be provided from the existing Cemetery access road at site at Palmerstown Cemetery, Kennelsfort Road, Palmerstown Dublin 20 for Datchwell Developments Ltd.

Dear Sir/Madam,

I refer to your submission received on 12.04.2001 to comply with Condition No. 11 of Grant of Permission Order No. 1369, dated, 22.06.2000 in connection with the above.

In this regard I wish to inform you that with respect to Condition No. 11 the applicant has complied in a partial manner only. The issue of the first floor balcony and the replacement of the french doors are deemed complied with fully. However, in relation to the use of obscure glazing in the eastern gable of Block D, the applicant has not complied with the condition to the satisfaction of the Planning Authority. Accordingly the applicant shall submit an east elevation of Block D showing the use of obscure glass on the total glass area of the first floor windows.

Yours faithfully,

for Senior Administrative Officer

Anthony Reddy Associates, Dartry Mills, Dartry Road, Dublin 6.

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Fax: 01-414 9104

Anthony Reddy Associates, The Malt House, Grand Canal Quay, Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1369	Date of Final Grant 22/06/2000
Decision Order Number 0989	Date of Decision 10/05/2000
Register Reference S00A/0143	Date 07/03/00

Applicant

Datchwell Developments Ltd.,

Development

For 46 no. apartments in four blocks, two at three storey high and two at two storey high, car parking for 94 cars and associated site works. A new vehicular/pedestrian entrance is to be provided from the existing Cemetery access road.

Location

Site at Palmerstown Cemetery, Kennelsfort Road, Palmerstown, Dublin 20.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 11/05/2000
Additional Information Requested/Received

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

SOOA/0143 SOUTH DUBLIN COUNTY COUNCIL REG REF. COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Dublin 24

Conditions and Reasons

The development to be carried out in its entirety in 1 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.

- That each apartment be used as a single dwelling unit. 2 REASON: To prevent unauthorised development.
- That all necessary measures be taken by the contractor to 3 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.
- That all public services to the proposed development, $\mathbf{4}$ including electrical, telephone cables and equipment be located underground throughout the entire site. REASON:

In the interest of amenity.

That all watermain tappings, branch connections, swabbing 5 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.

That the areas shown and conditioned as open space be fenced 6 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.

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That adequate and convenient provision shall be made for cycle parking and for refuse storage on site.

REASON:

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

- That full details of external finishes of the apartment blocks and the car parking surfaces shall be agreed with the Planning Authority before commencement of development.

 REASON:

 In the interest of visual amenity.
- The applicant shall redesign the fenestration and/or use obscure glazing on the first floor of Block C (east elevation) and the first floor of Block D (west elevation) so that opposing windows do not directly face each other. REASON:

 To provide an adequate level of residential amenity in the
- The applicant shall redesign the fenestration and/or use obscure glazing on the northern gable of Block C and the southern gable of Block B so that opposing windows do not directly face each other.

REASON:

development.

To provide an adequate level of residential amenity in the development.

In relation to Block D, obscure glazing shall be used on the first floor of the eastern gable elevation, and the proposed first floor balcony at the south-east corner to be omitted. The opening "french" doors to be replaced by standard windows.

REASON:

To protect the amenities of adjoining residential property.

Before development commences, the applicant shall submit a revised site layout for agreement by the Planning Authority which removes a total of ten car parking spaces between spaces numbers 45 and 62. The resulting surplus area to be incorporated into the central area of communal open space. REASON:

To enhance the amenity qualities of the proposed development.

The finished floor levels of the proposed apartment blocks shall be no higher than the levels indicated on the services Drawing No. 839/1/1.

REASON:

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To ensure that the development does not unduly interfere with the amenities of adjoining residential property by reason of excessive overlooking.

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard, the applicant shall ensure full and complete separation of foul and surface water systems.

REASON:

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

Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including the public sewer.

REASON:

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

Before development commences, the applicant shall submit for agreement by the Planning Authority a watermain layout for the development. The drawing shall indicate proposed watermain sizes, valve, metre and hydrant layout, and proposed points of connection to existing watermain.

REASON:

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

Before development commences, the applicant shall submit details of boundary treatment on a scaled plan. The plan shall address the relationship of the site with surrounding residential property and the adjoining cemetery. It shall ensure that the visual impact of the proposed development is minimised from these perspectives.

REASON:

In the interest of the amenities of the area.

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.

That a financial contribution in the sum of £33,600 (thirty three thousand six hundred pounds) EUR 42,663 (forty two

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thousand six hundred and sixty 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.

That a financial contribution in the sum of £90,300 (ninety thousand three hundred pounds) EUR 114,657 (one hundred and fourteen thousand six hundred and fifty seven 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 £18,400 (eighteen thousand four hundred pounds) EUR 23,363 (twenty three thousand three hundred and sixty three euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

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

REASON:

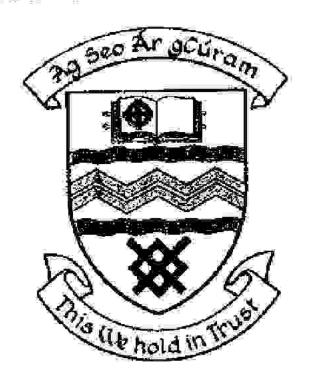
In the interest of the proper planning and development of the area.

That a financial contribution in the sum of £32,250 (thirty two thousand two hundred and fifty pounds) EUR 40,949 (forty

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thousand nine hundred and forty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Glenaulin 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.

That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £69,000 (sixty nine thousand pounds) EUR 87,611 (eighty seven thousand six hundred and eleven euros or lodgement with the Council of a cash sum of £46,000 (forty six thousand pounds) EUR 58,407 (fifty eight thousand four hundred and seven euros).

REASON:

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

Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street trees planting. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development & Taking in Charge available from the Parks and Landscape Services Department. REASON:

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

The exact details of the boundary treatment to be agreed with Parks Department prior to the commencement of works on site.

REASON:

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

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- (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.

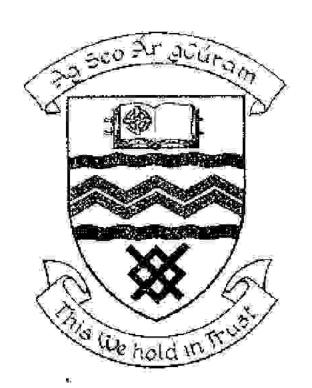
for SENIOR ADMINISTRATIVE OFFICER

		South Dublin County Local Govern (Planning & Deve Acts 1963 to Planning Register	ment lopment) 1993	Plan Register No.
1	Location	Site at Palmerstown Cemetery, Kennelsfort Road, Palmerstown, Dublin 20.		
2.4	Development	For 46 no. apartments in four blocks, two at three storey high and two at two storey high, car parking for 94 cars and associated site works. A new vehicular/pedestrian entrance is to be provided from the existing Cemetery access road.		
3	Date of Application	07/03/00		her Particulars sted (b) Received
3a.	Type of Application	Permission	1.	2.
4.	Submitted by	Name: Anthony Reddy Address: The Malt House	Associates, e, Grand Canal Qua	¥r
5.	Applicant	Name: Datchwell Developments Ltd., Address: Wilton Works, Naas Road, Dublin 22.		
6.	Decision	O.C.M. No. 0989 Date 10/05/2000	Effect AP GRANT PE	RMISSION
₹.	Grant	O.C.M. No. Date	Effect AP GRANT PE	RMISSION
Ð.	Appeal Lodged			= 1,355 €V€H
9.	Appeal Decision)		
10.	Material Contra	vention		
11.	Enforcement	Compensation	Purchase	Notice
12.	Revocation or A	mendment		<u>Y_</u> ***
13.	E.I.S. Requeste	d E.I.S. Recelved	E.I.S. A	ppeal
14.	Registrar	Date	Receipt	No.

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

Decision Order Number 0989	Date of Decision 10/05/2000
	pre-
Register Reference S00A/0143	Date: 07/03/00

Applicant

Datchwell Developments Ltd.,

Development

For 46 no. apartments in four blocks, two at three storey high and two at two storey high, car parking for 94 cars and associated site works. A new vehicular/pedestrian entrance is to be provided from the existing Cemetery access road.

Location

Site at Palmerstown Cemetery, Kennelsfort Road, Palmerstown,

Dublin 20.

Floor Area

Sq Metres

Time extension(s) up to and including

11/05/2000

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.

for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy Associates, The Malt House, Grand Canal Quay, Dublin 2.

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



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REG REF. SOOA/0143

Conditions and Reasons

- 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.
- That each apartment be used as a single dwelling unit, REASON:
 To prevent unauthorised development.
- 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.
- 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.
- 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.

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REG. REF. S00A/0143

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.

- That adequate and convenient provision shall be made for cycle parking and for refuse storage on site.

 REASON:

 In the interest of the proper planning and development of the area.
- That full details of external finishes of the apartment blocks and the car parking surfaces shall be agreed with the planning Authority before commencement of development.

 REASON:

 In the interest of visual amenity.
- The applicant shall redesign the fenestration and/or use obscure glazing on the first floor of Block C (east elevation) and the first floor of Block D (west elevation) so that opposing windows do not directly face each other. REASON:

 To provide an adequate level of residential amenity in the development.
- The applicant shall redesign the fenestration and/or use obscure glazing on the northern gable of Block C and the southern gable of Block E so that opposing windows do not directly face each other.

 REASON:

 To provide an adequate level of residential amenity in the development.
- In relation to Block D, obscure glazing shall be used on the first floor of the eastern gable elevation, and the proposed first floor balcony at the south-east corner to be omitted. The opening "french" doors to be replaced by standard windows.

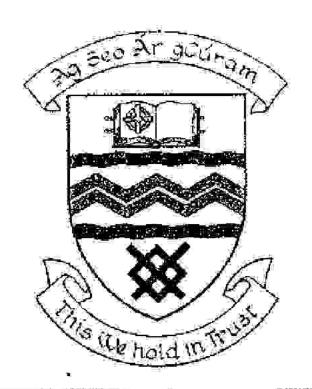
 REASON:

To protect the amenities of adjoining residential property.

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REG REF. S00A/0143

the area.

the area.

- Before development commences, the applicant shall submit a revised site layout for agreement by the Planning Authority which removes a total of ten car parking spaces between spaces numbers 45 and 62. The resulting surplus area to be incorporated into the central area of communal open space. REASON:

 To enhance the amenity qualities of the proposed development.
- The finished floor levels of the proposed apartment blocks shall be no higher than the levels indicated on the services Drawing No. 839/1/1.

 REASON:

 To ensure that the development does not unduly interfere with the amenities of adjoining residential property by reason of excessive overlooking.
- That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard, the applicant shall ensure full and complete separation of foul and surface water systems.

 REASON:
 In order to comply with the Sanitary Services Acts, 1878 1964.
- Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including the public sewer.

 REASON:

 In the interest of the proper planning and development of
- Before development commences, the applicant shall submit for agreement by the Planning Authority a watermain layout for the development. The drawing shall indicate proposed watermain sizes, valve, metre and hydrant layout, and proposed points of connection to existing watermain.

 REASON:

 In the interest of the proper planning and development of

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REG. REF. S00A/0143

Before development commences, the applicant shall submit details of boundary treatment on a scaled plan. The plan shall address the relationship of the site with surrounding residential property and the adjoining cemetery. It shall ensure that the visual impact of the proposed development is minimised from these perspectives.

REASON:

In the interest of the amenities of the area.

- 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.
- That a financial contribution in the sum of £33,600 (thirty three thousand six hundred pounds) EUR 42,663 (forty two thousand six hundred and sixty 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.

That a financial contribution in the sum of £90,300 (ninety thousand three hundred pounds) EUR 114,657 (one hundred and fourteen thousand six hundred and fifty seven 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

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REG REF. S00A/0143

improvement works and traffic management schemes facilitating the proposed development.

21 That a financial contribution in the sum of £18,400 (eighteen thousand four hundred pounds) EUR 23,363 (twenty three thousand three hundred and sixty three euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

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

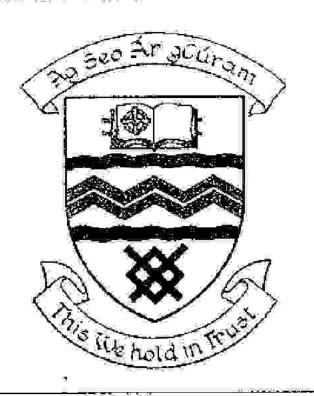
 REASON:
 - In the interest of the proper planning and development of the area.
- That a financial contribution in the sum of £32,250 (thirty two thousand two hundred and fifty pounds) EUR 40,949 (forty thousand nine hundred and forty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Glenaulin 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.

That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in Page 6 of 7

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Dublin 24.

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REG. REF. S00A/0143

the sum of £69,000 (sixty nine thousand pounds) EUR 87,611 (eighty seven thousand six hundred and eleven suros or lodgement with the Council of a cash sum of £46,000 (forty six thousand pounds) EUR 58,407 (fifty eight thousand four hundred and seven euros).

REASON:

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

Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street trees planting. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development & Taking in Charge available from the Parks and Landscape Services Department, REASON:

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

The exact details of the boundary treatment to be agreed with Parks Department prior to the commencement of works on site.

REASON:

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

			South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No S00A/0143	
	1.	Location	Site at Palmerstown Cemetery, Kennelsfort Road, Palmerstown, Dublin 20.			
	2.	Development	For 46 no. apartments in four blocks, two at three storey high and two at two storey high, car parking for 94 cars and associated site works. A new vehicular/pedestrian entrance is to be provided from the existing Cemetery access road.			
	3.	Date of Application	07/03/00	5N 14-W 5 - A	use	her Particulars sted (b) Received
ا ف	3a.	Type of Application	Permission	3	1	1 2 .
	4.	Submitted by	Name: Anthony Reddy Associates, Address: The Malt House, Grand Canal Quay,			
	5.	Applicant	Name: Datchwell Developments Ltd., Address: Wilton Works, Naas Road, Dublin 22.			
	6.	Decision	O.C.M. No.	0989 10/05/2000	Effect AP GRANT PEI	RMISSION
1	7.	Grant	O.C.M. No. Date	W.	Effect AP GRANT PEI	RMISSION
	8.	Appeal Lodged		: ∀ v		<u> </u>
,	9.	Appeal Decision		№×ab		
	10,	. Material Contravention				
	11.	Enforcement	Com	pensation	Purchase	Notice
	12.	Revocation or An	nendment	- *		
-	13.	E.I.S. Requested)	E.I.S. Received	E.I.S. Ar	ppeal
	14.	Registrar		xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	Receipt N	

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

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



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000

Fax: 01-414 9104

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

Decision Order Number 0948	Date of Decision 04/05/2000
Register Reference S00A/0143	Date 07/03/00
	9

Applicant

Datchwell Developments Ltd.,

App. Type

Permission

Development

For 46 no. apartments in four blocks, two at three storey high and two at two storey high, car parking for 94 cars and associated site works. A new vehicular/pedestrian entrance is to be provided from the existing Cemetery access road.

Location

Site at Palmerstown Cemetery, Kennelsfort Road, Palmerstown,

Dublin 20.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 11/05/2000

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy Associates, The Malt House, Grand Canal Quay, Dublin 2.