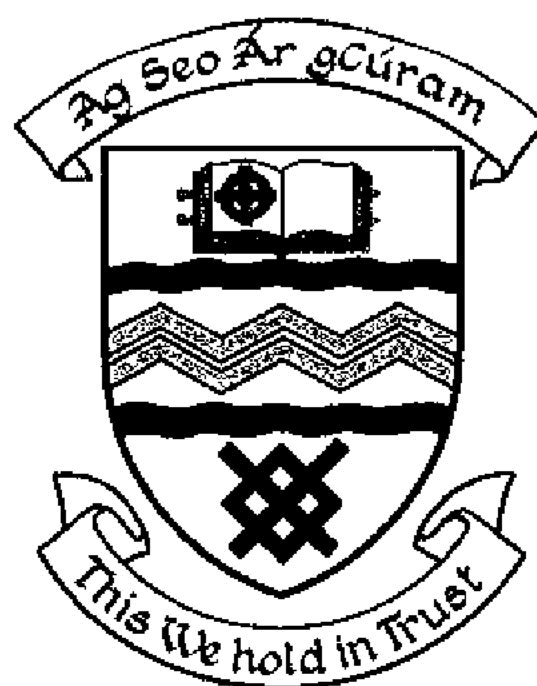


**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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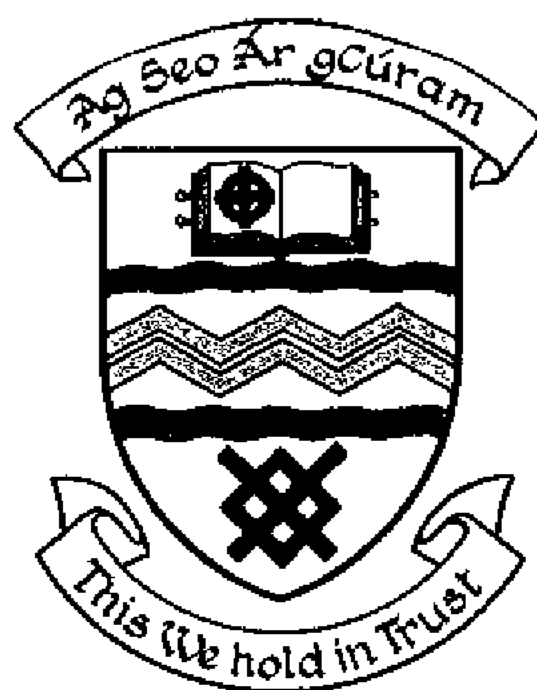
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 proposed house 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 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.
- 6 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.
- 7 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

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completion of their dwellings.

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.

REASON:

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

- 9 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.

- 10 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:

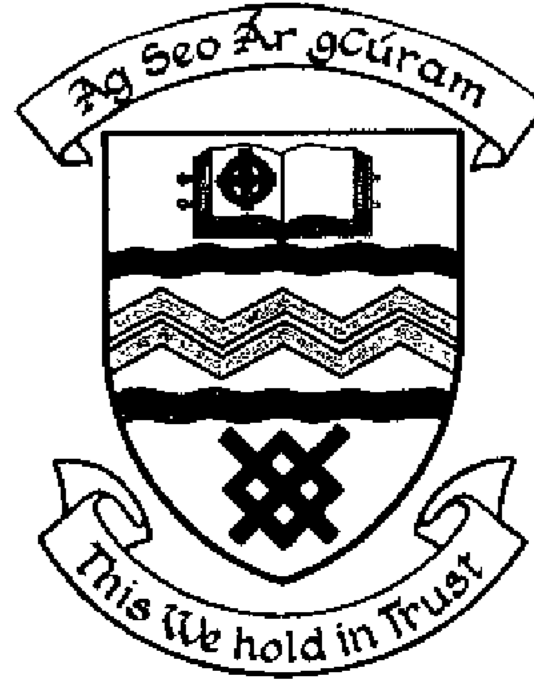
In the interest of visual amenity.

- 11 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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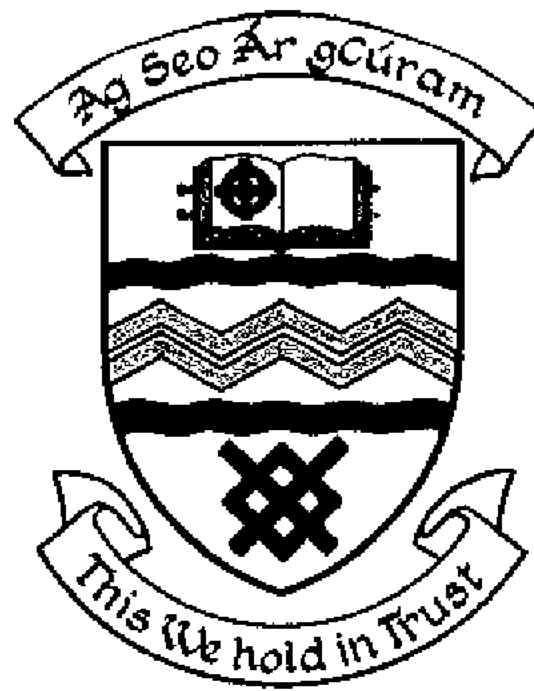
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- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.  
**REASON:**  
To protect the amenities of the area.
- 13 That a minimum separation of 2.3m shall be provided between the side walls of adjacent dwellinghouses.  
**REASON:**  
To provide for adequate maintenance.
- 14 That a minimum front building line of 7.5m and rear garden depth of 11m minimum shall be provided to each dwellinghouse.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 15 That all existing field and boundary ditches be piped and discharged to the proposed surface water system in accordance with the requirements of South Dublin County Council at the developers expense.  
**REASON:**  
To provide for a satisfactory standard of development.
- 16 That in relation to foul and surface water sewers:
- (a) details of gradients, sections, invert levels, pipe sizes, outfall details be submitted for agreement prior to commencement of development;
  - (b) no house to be within 5m of any sewerline with the potential of being taken in charge;
  - (c) all sewerlines with the potential of being taken in charge to be in public open space or contained in the road curtilage.
- REASON:**  
To ensure a satisfactory standard of development.
- 17 (a) That the developer extends the approved 200mm D1 watermain from Earlsfort Road to proposed DFH at Earlsfort Lawn.

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- (b) Developer to submit and agree proposed watermain layout with the Area Engineer, Deansrath Depot prior to commencement of works.

**REASON:**

To comply with requirements of Environmental Services Engineer.

- 18 That prior to commencement of development the developer shall submit a scheme of boundary treatment to the northern and eastern boundaries of the site for the written agreement of the Planning Authority.

**REASON:**

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

- 19 That a specification and plan for street-tree planting be submitted and agreed with the Parks and Landscape Services Department prior to commencement of works on site.

**REASON:**

In the interest of amenity.

- 20 That prior to commencement of works on site the developer shall submit a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of a least 18 months and bill of quantities for the development of the public open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting.

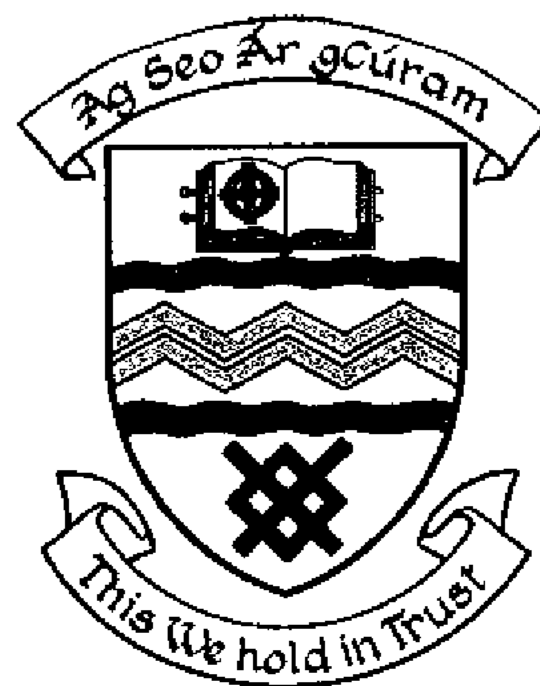
**REASON:**

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

- 21 That arrangements made with regard to the payment of the financial contribution in the sum of £306,000 (three hundred and six thousand pounds) in respect of the overall development, as required by Condition no. 4 of the planning permission granted under Reg. Ref. 90A/1458 be strictly adhered to in respect of this proposal.

**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.

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- 22 That the arrangements made with regard to the lodgement of security assessed at a bond or letter of guarantee from an approved company in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement in the sum of £300,000 (three hundred thousand pounds) in respect of the overall development, as required by Condition No. 5 of planning permission granted under Reg. Ref. 90A/1458 be strictly adhered to in respect of this proposal.

**REASON:**

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

- 23 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) per house, in respect of the overall development, as required by Condition No. 17 of planning permission granted under Reg. Ref. 90A/1458, An Bord Pleanála Ref. PL 6/5/85235; arrangements to be made prior to the commencement of this proposal.

**REASON:**

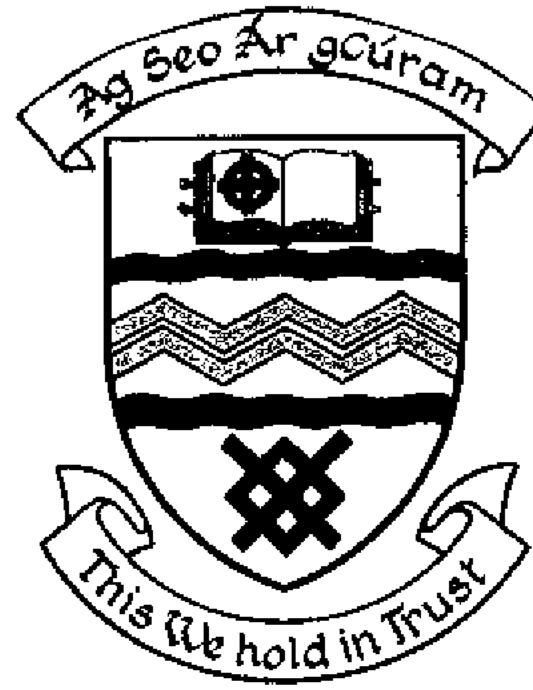
It is considered reasonable that the developer should contribute towards any expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 24 Prior to the commencement of development, the developer shall pay a special financial contribution to South Dublin County Council in respect of the shortfall in the provision of public open space and the cost of the further acquisition/development of public open space in the area and at Ballyowen Park which will facilitate this development. The amount of the contribution will be subject of a special agreement with the Planning Authority.

**REASON:**

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

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All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

signed on behalf of South Dublin County Council.

*[Signature]*.....*[Signature]* October 1996  
for SENIOR ADMINISTRATIVE OFFICER