

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0700	
1. Location	Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.		
2. Development	Office based industrial units at ground level with 69 residential apartments over at first, second and penthouse level including basement car parking level and raised landscaped deck.		
3. Date of Application	05/10/99	Date Further Particulars (a) Requested (b) Received	
4a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Salmon Hynes & Associates, Architects, Address: 45 Temple Road, Blackrock,		
5. Applicant	Name: S.H.S. Sales & Marketing Ltd., Address: Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2674 Date 02/12/1999	Effect AP GRANT PERMISSION	
Grant	O.C.M. No. 60 Date 13/01/2000	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.	

REG. REF. : S99A/0700/C1

DATE : 26.06.2002

RE: Office based industrial units at ground level with 69 residential aptrmetns over at first, second and penthouse level including basement car parking level and raised landscaped deck at Emfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22 for S.H.S. Sales & Marketing Ltd. Compliance re. Condition No. 3.

Dear Sir,

I refer to your submission received on 30.07.2001 to comply with Condition No. 3 of Grant of Permission Order No. 0060, dated 13.01.2000, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

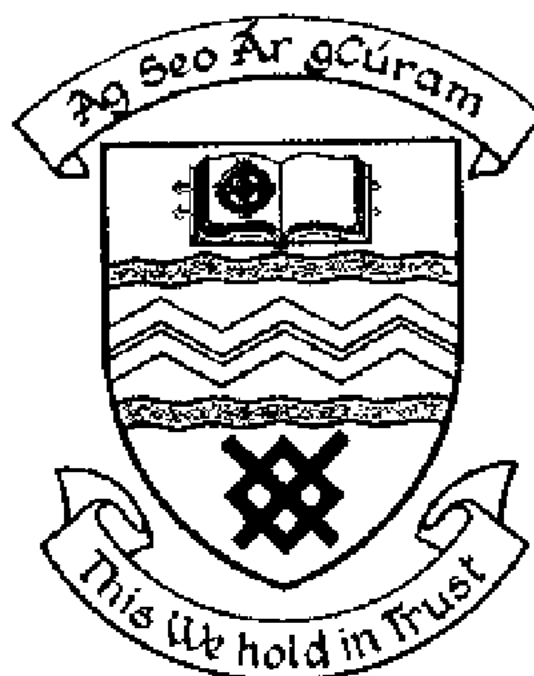
Yours faithfully,



for Senior Administrative Officer

Salmon Hynes & Associates, Architects,
45 Temple Road,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Salmon Hynes & Associates, Architects,
45 Temple Road,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 60	Date of Final Grant 13/01/2000
Decision Order Number 2674	Date of Decision 02/12/1999
Register Reference S99A/0700	Date 05/10/99

Applicant S.H.S. Sales & Marketing Ltd.,

Development Office based industrial units at ground level with 69 residential apartments over at first, second and penthouse level including basement car parking level and raised landscaped deck.

Location Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

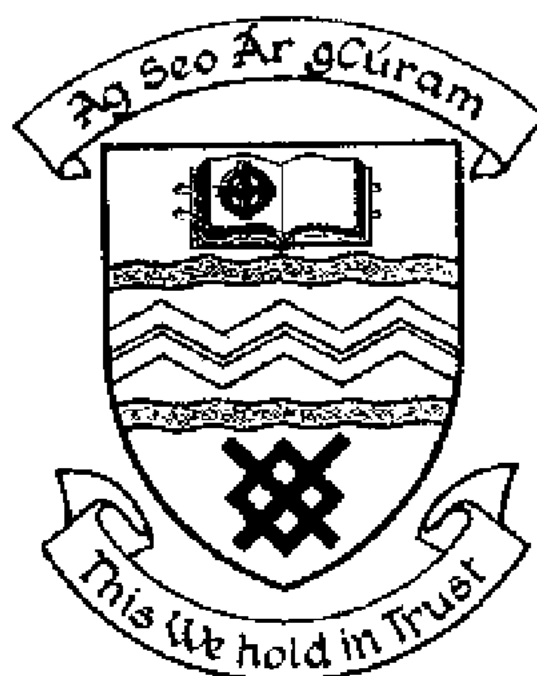
Floor Area 1805.00 Sq Metres

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 (21) Conditions.

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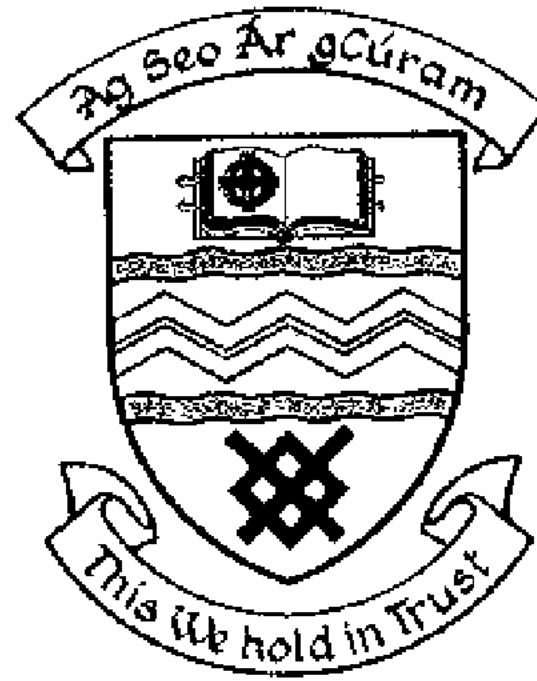
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Conditions and Reasons

- 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 appropriate arrangements shall be made in the management of the proposed development to facilitate the complementary use of the proposed surface level car parking spaces by residents and visitors outside normal business hours as necessary to accommodate any car parking demand arising in excess of the capacity of the proposed underground car parking facility.
REASON:
 To ensure that the proposed development does not lead to on-street car parking in the interest of the proper planning and development of the area.
- 3 That prior to any work commencing the developer shall submit full details of all external materials and finishes, including where appropriate samples of materials and colour finishes.
REASON:
 In the interest of visual amenity.
- 4 That the proposed office based industrial units shall only be used for the purposes of office based industry as defined in Schedule 2, Definition of use classes, of the South Dublin County Development Plan, 1998, or for such purposes as otherwise agreed to in writing by the Planning Authority.
REASON:
 In the interest of the proper planning and development of the area.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
 In the interest of health.
- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON:

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

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

REASON:

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

- 8 That each proposed apartment shall be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 9 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.

- 10 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.

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

REASON:

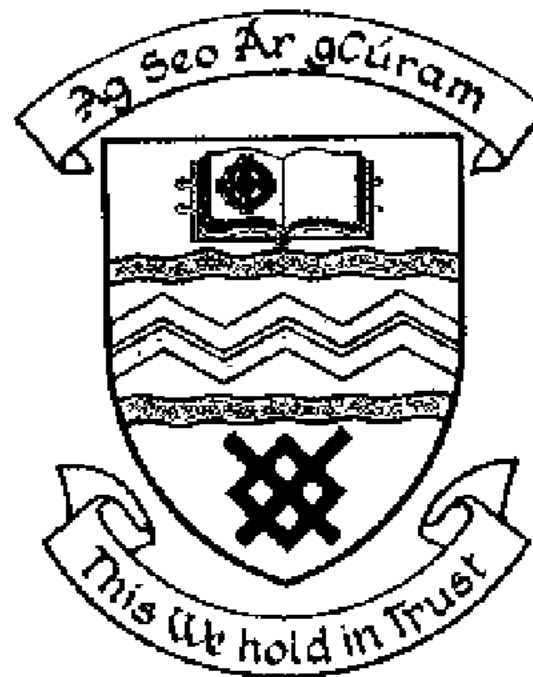
In the interest of the proper planning and development of the area.

- 12 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 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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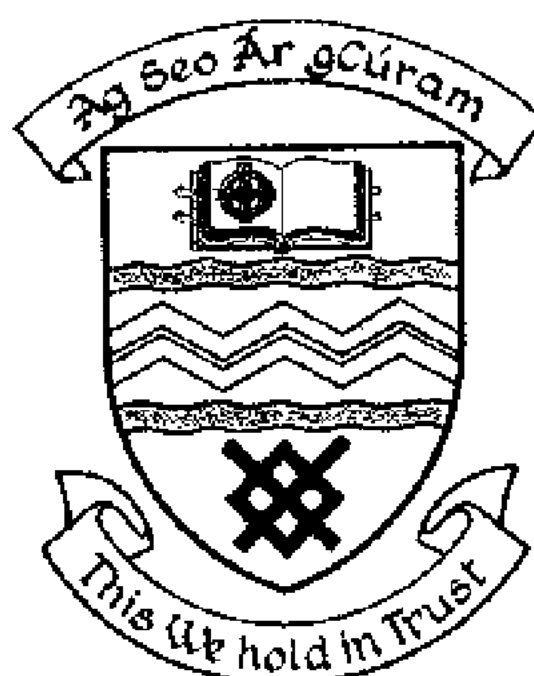
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- 13 That an acceptable street naming and unit numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.
 REASON:
 In the interest of the proper planning and development of the area.
- 14 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.
- 15 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.
- 16 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 requirements of the Environmental Services Department shall be complied with:

- (a) Applicant to ensure full and complete separation of foul and surface water systems.
- (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (c) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

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- (d) 24hr water storage per unit shall be provided.
- (e) Balancing tanks and booster pumps shall be installed on rising main to the upper stories as necessary to ensure an adequate water supply.
- (f) Surface water runoff from yard areas where there is a risk of contamination shall pass through the proposed petrol/oil/diesel interceptor before discharging to the surface water sewer. Applicant to submit details of the interceptor for approval. Other surface water drainage shall discharge directly to the surface water sewer. The proposed surface water pumping station shall incorporate an adequate emergency backup pump and alarm system. The pumping station shall remain the responsibility of the applicant.

REASON:

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

- 17 That prior to any work commencing the developer shall submit full details of the proposed boundary treatment to the site including elevation drawings to a suitable scale. This shall provide for a suitable limestone wall in lieu of the proposed granite material to road side boundaries.

REASON:

In the interest of amenity.

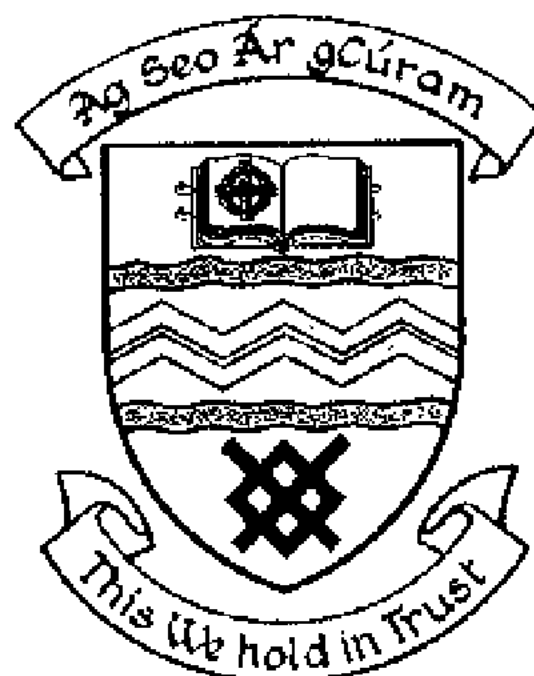
- 18 That a financial contribution in the sum of £54,823 (fifty four thousand eight hundred and twenty three pounds) EUR69,611 (sixty nine thousand six hundred and eleven euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the 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.

- 19 That a financial contribution in the sum of £169,155 (one hundred and sixty nine thousand one hundred and fifty five pounds) EUR214,782 (two hundred and fourteen thousand seven hundred and eighty two 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

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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.

- 20 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 £245,000 (two hundred and
 fourty five thousand pounds) EUR 311,086 (three
 hundred and eleven thousand and eighty six 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
 £149,000 (one hundred and fourty nine thousand
 pounds) EUR189,190 (one hundred and eighty nine
 thousand one hundred and ninety 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./...

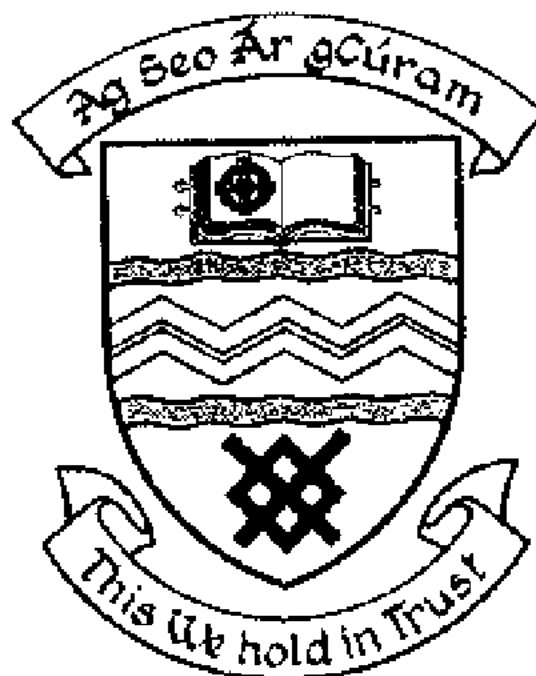
c. Lodgement with the Planning Authority of a letter of
 guarantee issued by the Construction Industry
 Federation in respect of the proposed development,
 in accordance with the guarantee scheme agreed with
 Planning Authority.

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.

- 21 That a financial contribution in the sum of £34,500 (thirty
 four thousand five hundred pounds) EUR43,806 (fourty three
 thousand eight hundred and six euros) be paid by the
 proposer to South Dublin County Council towards the cost of
 the development and improvement of Class 1 open space at

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Corkagh Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

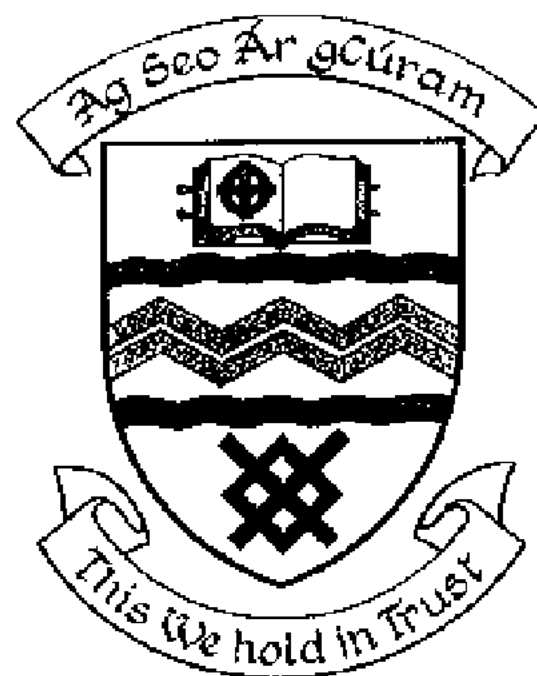
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (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.

17/01/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2674	Date of Decision 02/12/1999
Register Reference S99A/0700	Date: 05/10/99

Applicant S.H.S. Sales & Marketing Ltd.,

Development Office based industrial units at ground level with 69 residential apartments over at first, second and penthouse level including basement car parking level and raised landscaped deck.

Location Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

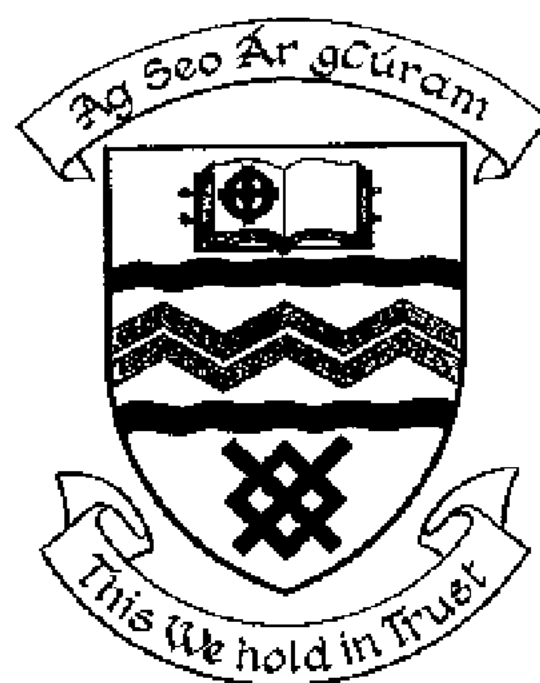
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (21) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 03/12/99
for SENIOR ADMINISTRATIVE OFFICER

Salmon Hynes & Associates, Architects,
45 Temple Road,
Blackrock,
Co. Dublin.

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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 appropriate arrangements shall be made in the management of the proposed development to facilitate the complementary use of the proposed surface level car parking spaces by residents and visitors outside normal business hours as necessary to accommodate any car parking demand arising in excess of the capacity of the proposed underground car parking facility.

REASON:

To ensure that the proposed development does not lead to on-street car parking in the interest of the proper planning and development of the area.

- 3 That prior to any work commencing the developer shall submit full details of all external materials and finishes, including where appropriate samples of materials and colour finishes.

REASON:

In the interest of visual amenity.

- 4 That the proposed office based industrial units shall only be used for the purposes of office based industry as defined in Schedule 2, Definition of use classes, of the South Dublin County Development Plan, 1998, or for such purposes as otherwise agreed to in writing by the Planning Authority.

REASON:

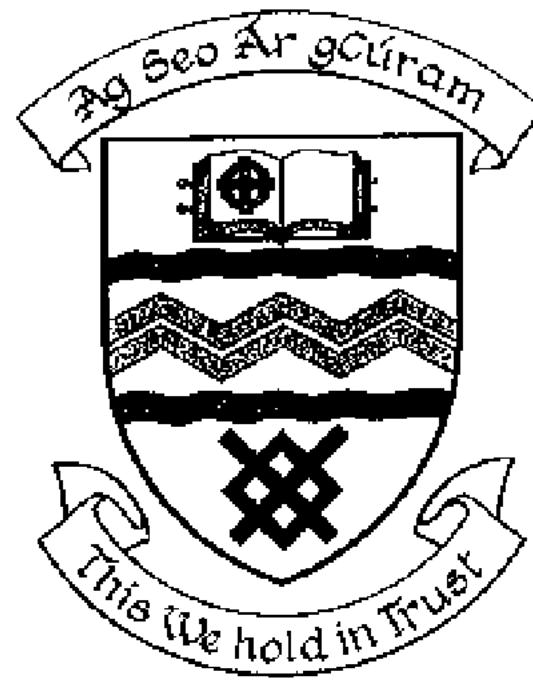
In the interest of the proper planning and development of the area.

- 5 That no industrial effluent be permitted without prior approval from Planning Authority.

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REASON:

In the interest of health.

- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

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

REASON:

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

- 8 That each proposed apartment shall be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 9 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.

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REASON:

In the interest of amenity.

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

REASON:

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- 12 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.

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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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REASON:

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

- 15 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.

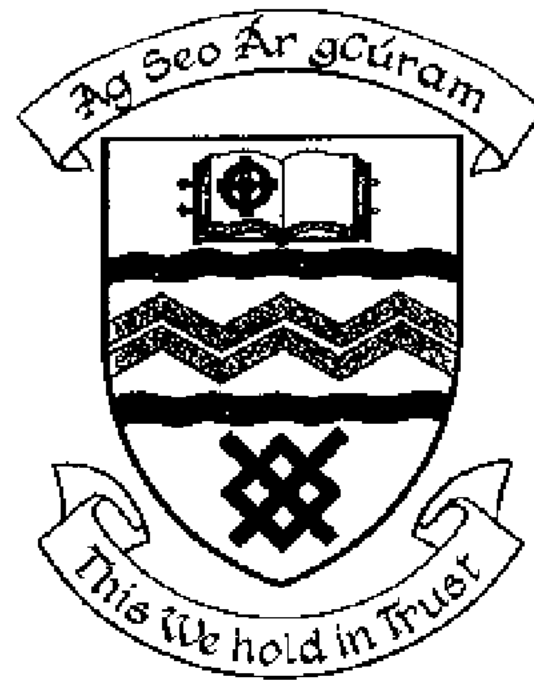
- 16 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard the following requirements of the Environmental Services Department shall be complied with:

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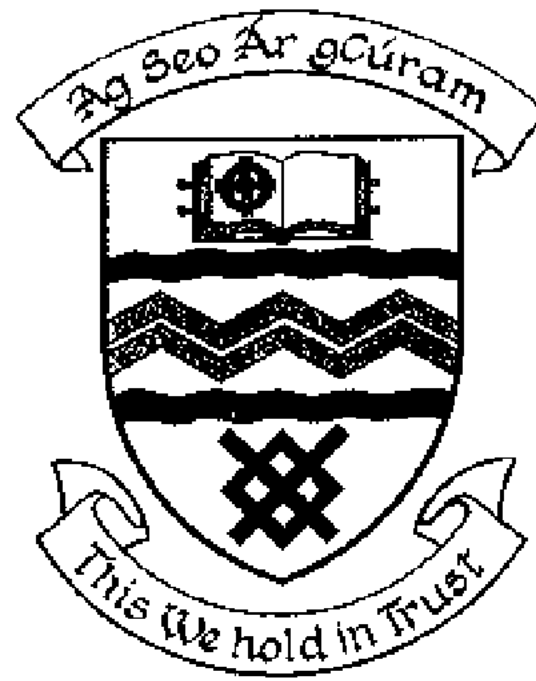
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- (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (c) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- (d) 24hr water storage per unit shall be provided.
- (e) Balancing tanks and booster pumps shall be installed on rising main to the upper stories as necessary to ensure an adequate water supply.
- (f) Surface water runoff from yard areas where there is a risk of contamination shall pass through the proposed petrol/oil/diesel interceptor before discharging to the surface water sewer. Applicant to submit details of the interceptor for approval. Other surface water drainage shall discharge directly to the surface water sewer. The proposed surface water pumping station shall incorporate an adequate emergency backup pump and alarm system. The pumping station shall remain the responsibility of the applicant.

REASON:

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

- 17 That prior to any work commencing the developer shall submit full details of the proposed boundary treatment to the site including elevation drawings to a suitable scale. This shall provide for a suitable limestone wall in lieu of the

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proposed granite material to road side boundaries.

REASON:

In the interest of amenity.

- 18 That a financial contribution in the sum of £54,823 (fifty four thousand eight hundred and twenty three pounds) EUR69,611 (sixty nine thousand six hundred and eleven 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.

- 19 That a financial contribution in the sum of £169,155 (one hundred and sixty nine thousand one hundred and fifty five pounds) EUR214,782 (two hundred and fourteen thousand seven hundred and eighty two 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.

- 20 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 £245,000 (two hundred and forty five thousand pounds) EUR 311,086 (three

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hundred and eleven thousand and eighty six 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
£149,000 (one hundred and fourty nine thousand
pounds) EUR189,190 (one hundred and eighty nine
thousand one hundred and ninety 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.

- 21 That a financial contribution in the sum of £34,500 (thirty
four thousand five hundred pounds) EUR43,806 (fourty three
thousand eight hundred and six euros) be paid by the
proposer to South Dublin County Council towards the cost of
the development and improvement of Class 1 open space at
Corkagh Park 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.