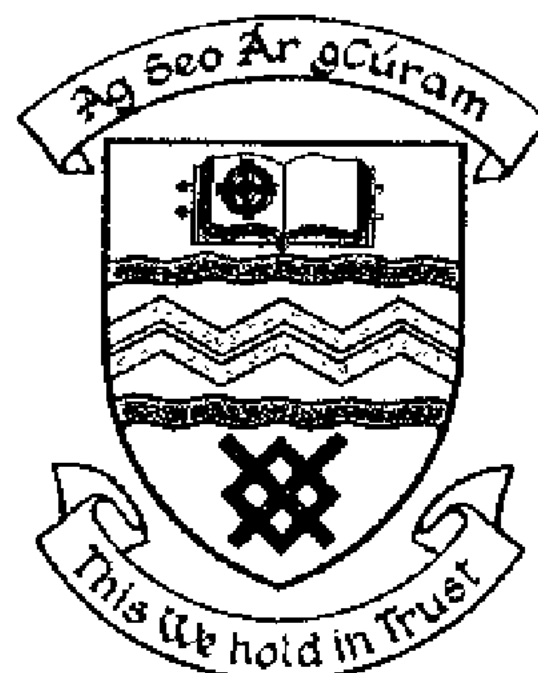


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0655	
1. Location	Gibbons, Tallaght, Dublin 24.		
2. Development	Change of house type and increase in numbers by 15 and minor modifications to layout from 136 no. 3 bed semi-detached houses, 2 no. detached houses and 2 no. bungalows to 76 no. 3 bed semi-detached houses and 3 no. detached houses and 74 no. 3 bed terraced houses and 2 no. bungalows and associated site works and relocated entrance to Jobstown Community College on site of approximately 15.5 acres with access off the Kiltalown Road and De Selby roundabout at Gibbons, Tallaght, Dublin 24 on existing permission reg. ref. S97A/0731. Current application for 166 houses reg. ref. S99A/0655.		
3. Date of Application	20/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/1999 2.	1. 23/12/1999 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 0451 Date 03/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 768 Date 13/04/2000	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,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 768	Date of Final Grant 13/04/2000
Decision Order Number 0451	Date of Decision 03/03/2000
Register Reference S99A/0655	Date 23/12/99

Applicant Kelland Homes Ltd.,

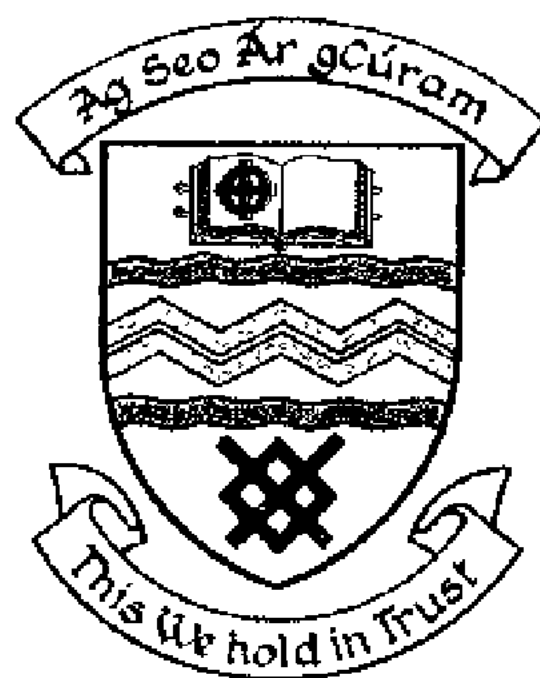
Development Change of house type and increase in numbers by 15 and minor modifications to layout from 136 no. 3 bed semi-detached houses, 2 no. detached houses and 2 no. bungalows to 76 no. 3 bed semi-detached houses and 3 no. detached houses and 74 no. 3 bed terraced houses and 2 no. bungalows and associated site works and relocated entrance to Jobstown Community College on site of approximately 15.5 acres with access off the Kiltalown Road and De Selby roundabout at Gibbons, Tallaght, Dublin 24 on existing permission reg. ref. S97A/0731. Current application for 166 houses reg. ref. S99A/0655.

Location Gibbons, Tallaght, Dublin 24.

Floor Area 0.00 **Sq Metres**
Time extension(s) up to and including 24/03/2000
Additional Information Requested/Received 20/12/1999 /23/12/1999

A Permission has been granted for the development described above,
subject to the following (27) Conditions.

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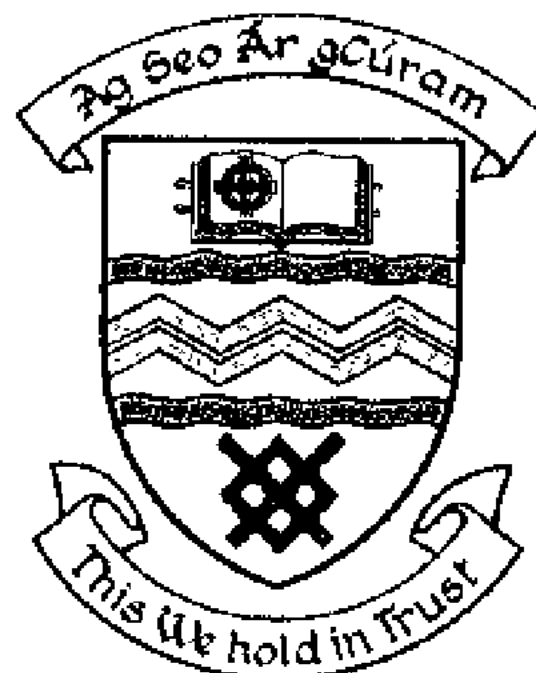
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 23rd December 1999 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 completion of their dwellings.

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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 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.

- 10 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.

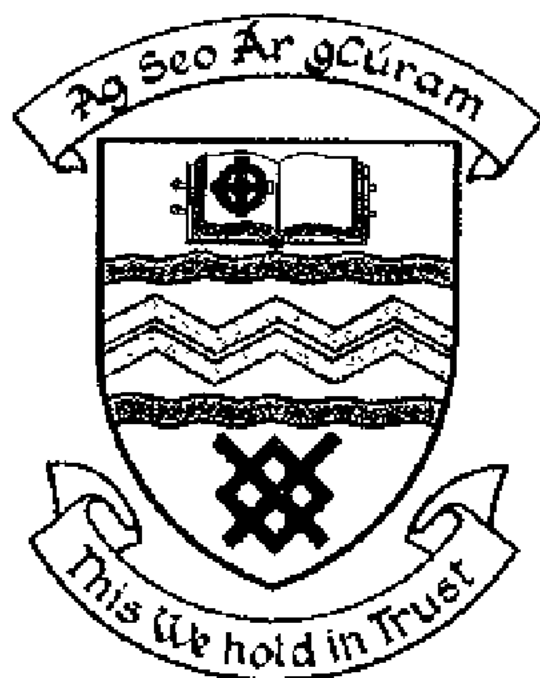
- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County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

REASON:

In the interest of visual amenity.

- 12 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, watermain or drains, forming part of the

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development, until taken in charge by the Council.

REASON:

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

- 13 9 metre driveways shall be provided to all terraced dwellings. A revised site layout plan showing compliance with same shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on site.

REASON:

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

- 14 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.

- 15 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.

- 16 Prior to development commencing the developer shall submit full details of proposed boundary treatment to the western, southern and northern boundaries of the site for the written agreement of the Planning Authority.

REASON:

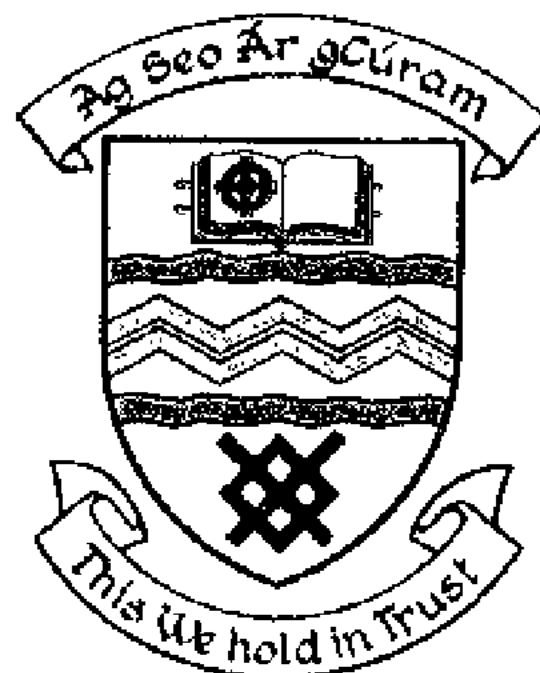
In the interest of amenity.

- 17 That prior to the 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 at least eighteen months and bill of quantities for the development of the open space, for the written agreement of the Planning Authority. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary.

REASON:

In the interest of amenity.

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- 18 That a specification and plan for street planting shall be agreed with the Parks and Landscape Services Department prior to the commencement of works on site.
REASON:
In the interest of amenity.

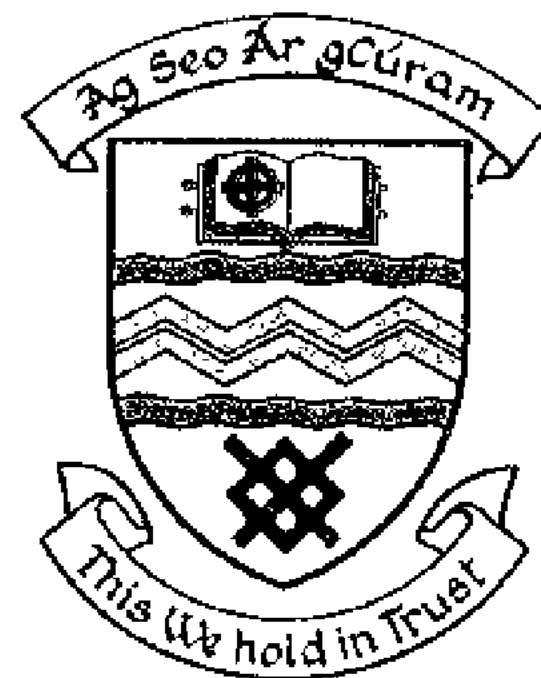
- 19 The applicant shall comply with the following requirements of the Environmental Services Department as regards foul and surface water drainage:-
- (i) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iii) No building shall be within 5m of any public sewer or sewer with potential to be taken in charge.
 - (iv) The applicant has submitted insufficient further information in regard to the existing stream and piped watercourse to the east of the site. Prior to any development the applicant shall submit for agreement a detailed survey of the existing watercourse indicating the route of the watercourse and pipeline to its point of discharge and indicate that no building is to be erected within 5 metres from the pipeline and that sufficient access is to be maintained at all times for the maintenance of the pipeline.

REASON:

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

- 20 The applicant shall comply with the following requirements of the Environmental Services Department as regards water supply:-
- (i) To comply with District Metering requirements the applicant shall lay 200mm DI spine watermain along Road 1 of the proposed development to connect to existing 200mm main on northern side of DeSelby Way and existing 200mm watermain in road bordering northern boundary of the site.
 - (ii) No connection to the existing Dublin Corporation 24" watermain bordering north of site is permissable.

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(iii) Applicant to submit a revised watermain drawing to the Area Engineer (Deansrath Depot) for approval prior to commencement of the works. Revisions to include in addition to conditons (i)-(ii) above the following:-

- a) Spur mains shall not end in a duckfoot hydrant. Spurs to terminate with a loop to facilitate self-cleansing.
- b) No building works within 5m of mains <225mm diameter, or within 8m of mains >225mm diameter.

(iv) The applicant shall provide 24 hour water storage facilities for each dwelling.

(v) No development other than that of roads, paths, roadside verges, utility services, public lighting equipment and boundary walls of height less than 1.5 metres shall be carried out within 8 metres either side of the existing Dublin Corporation Watermains.

REASON:

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

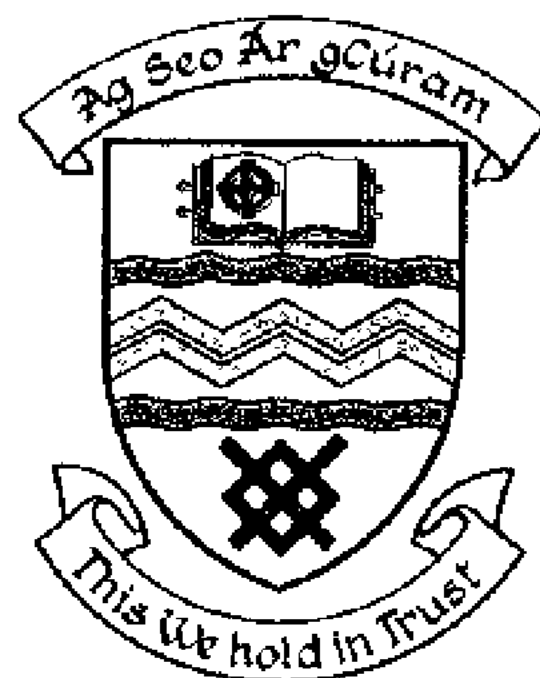
21 The applicant shall comply with the requirements of Dublin Corporation Water Division as regards protection of the existing watermains.

In particular:

- (i) Dublin Corporation, Water Division require that no building will be constructed within the mandatory 8 metre wayleave of the 24" or 1200mm watermains.
- (ii) Dublin Corporation Water Division will also require trial holes be dug to locate the 24" and 1200mm watermains and their levels prior to the commencement of works. The developer is required to put this information onto drawings along with cross sections at locations where the watermains will cross proposed roads. During construction, a specially constructed crossing point on both watermains for machinery, is to be agreed and the remainder of the watermains are to be fenced off for protection.

The developers must provide Dublin Corporation Water Division with agreed method statements outlining

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these measurements and with details of protection
 slabs over their mains at road crossings.

REASON:

In the interests of public health and the proper planning
 and development of the area.

- 22 The applicant shall submit details indicating how it is
 proposed to deal with the western end of Road 10 in view of
 the fact that a connection to the land to the west may not
 be acceptable depending on the eventual form that
 development on that land may take.

REASON:

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

- 23 That arrangements be made with regard to the payment of
 financial contributions and lodgement of security in respect
 of the overall development, as required by Condition No's.
 16, 17, 18 and 19 of Register Reference S97A/0731,
 arrangements to be made prior to commencement of
 development.

REASON:

It is considered reasonable that the developer should
 contribute towards the cost of providing services and to
 ensure that a ready sanction may be available to the Council
 to induce provision of services and prevent disamenity in
 the development.

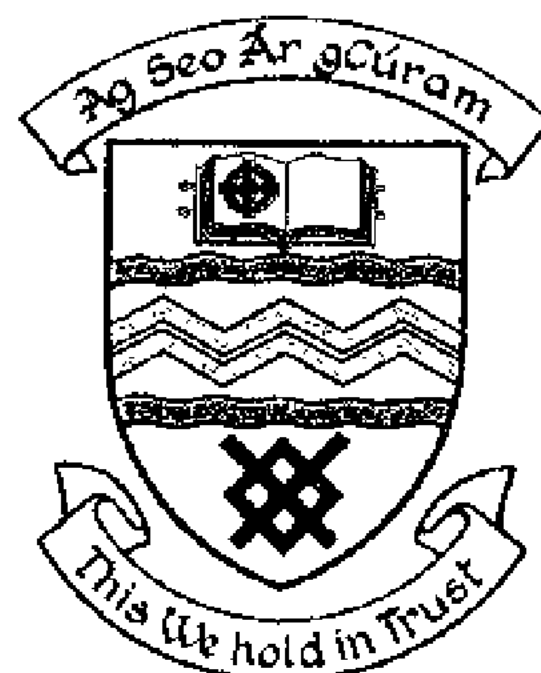
- 24 That a financial contribution in the sum of £750 (seven
 hundred and fifty pounds) EUR 952 (nine hundred and fifty
 two euros) PER EACH ADDITIONAL DWELLING UNIT granted on foot
 of this permission be paid by the proposer to South Dublin
 County Council towards the cost of further development of
 public open space and recreational facilities in Jobstown
 Park; 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.

- 25 That a financial contribution in the sum of £2,100 (two
 thousand one hundred pounds) EUR 2,666 (two thousand six
 hundred and sixty six euros) PER EACH ADDITIONAL DWELLING
 UNIT granted on foot of this permission 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.

- 26 That a financial contribution in the sum of £129,158 (one
 hundred and twenty nine thousand one hundred and fifty eight
 pounds) 163,996EUR (one hundred and sixty three thousand
 nine hundred and ninety six euros) be paid by the proposer
 to South Dublin County Council towards the cost of the
 Boherboy Water Supply Scheme which serves this development.

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.

- 27 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 £97,000 (ninety seven
 thousand pounds) EUR123,00 (one hundred and twenty
 three 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
 £60,000 (sixty thousand pounds) EUR76,000 (seventy
 six thousand 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.

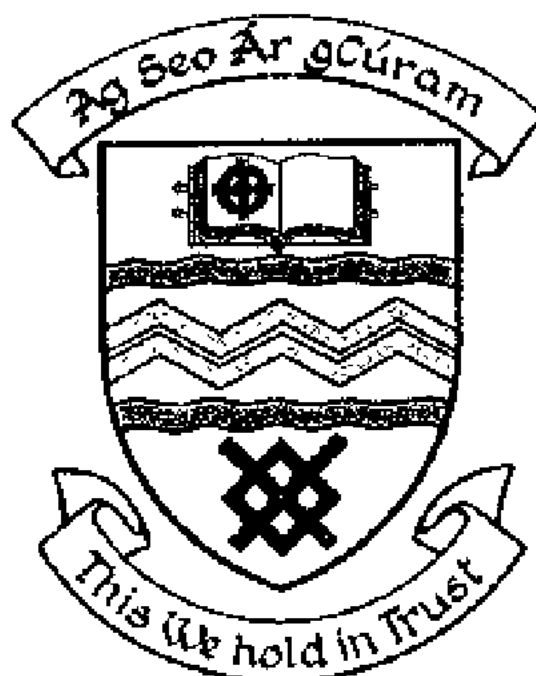
Or./...

- 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

REG. REF. S99A/0655 **SOUTH DUBLIN COUNTY COUNCIL**
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Planning Authority.

REASON:

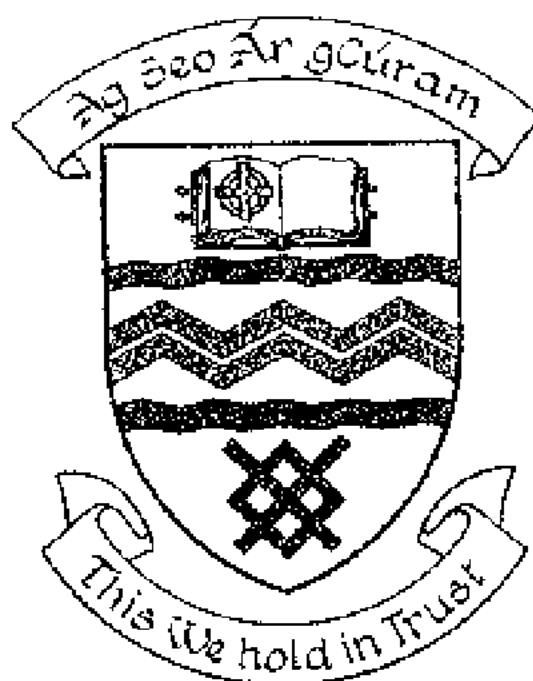
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.
- (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.

E. Galloway14/04/00
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 0451	Date of Decision 03/03/2000 <i>LM</i>
Register Reference S99A/0655	Date: 20/09/99

Applicant Kelland Homes Ltd.,

Development Change of house type and increase in numbers by 15 and minor modifications to layout from 136 no. 3 bed semi-detached houses, 2 no. detached houses and 2 no. bungalows to 76 no. 3 bed semi-detached houses and 3 no. detached houses and 74 no. 3 bed terraced houses and 2 no. bungalows and associated site works and relocated entrance to Jobstown Community College on site of approximately 15.5 acres with access off the Kiltalown Road and De Selby roundabout at Gibbons, Tallaght, Dublin 24 on existing permission reg. ref. S97A/0731. Current application for 166 houses reg. ref. S99A/0655.

Location Gibbons, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 24/03/2000

Additional Information Requested/Received 20/12/1999 /23/12/1999

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

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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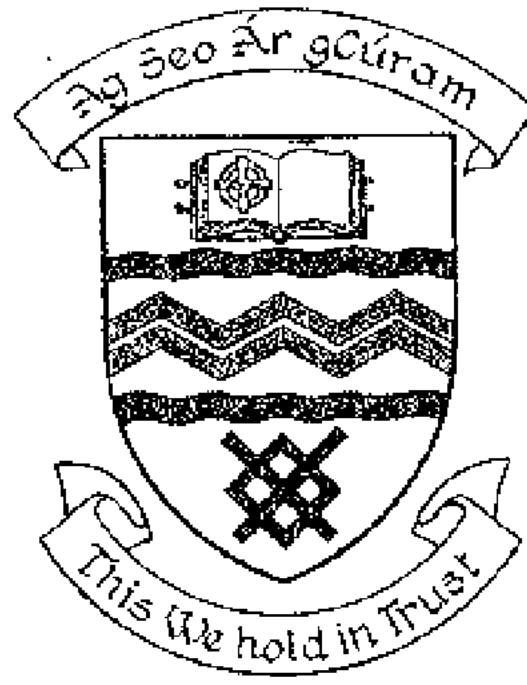
REG REF. S99A/0655

..... 144 03/03/00
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, as amended by additional information received on 23rd December 1999 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.

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REG. REF. S99A/0655

- 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 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:

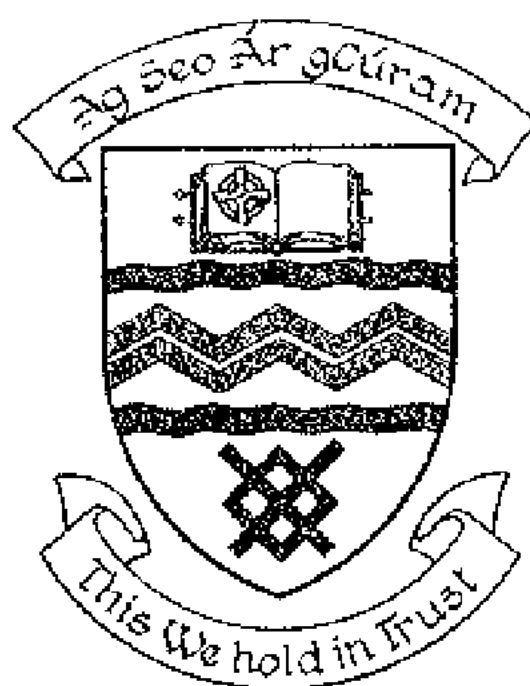
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- 9 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

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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REG REF. S99A/0655

- 10 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.

- 11 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.

- 12 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.

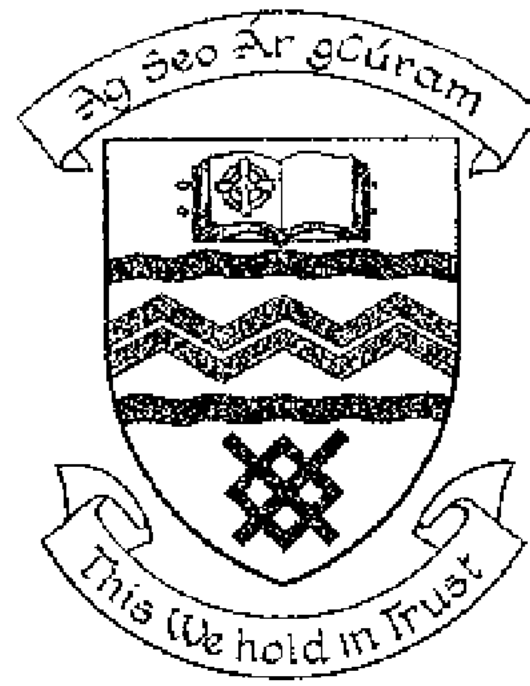
- 13 9 metre driveways shall be provided to all terraced dwellings. A revised site layout plan showing compliance with same shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on site.

REASON:

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

- 14 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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
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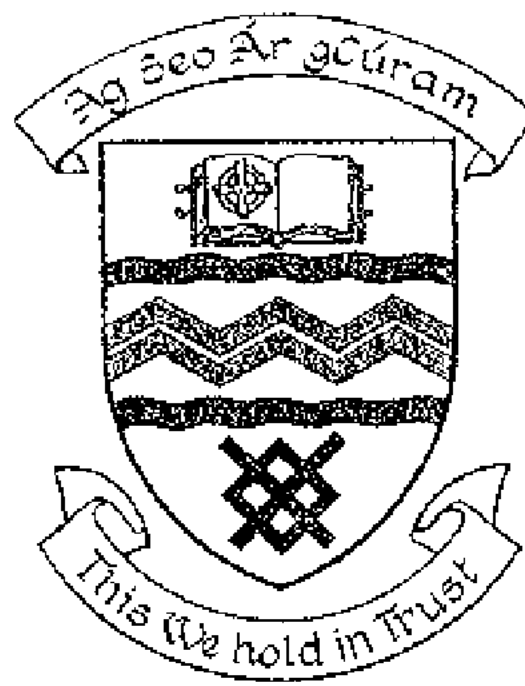
REG. REF. S99A/0655

REASON:

To protect the amenities of the area.

- 15 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.
- 16 Prior to development commencing the developer shall submit full details of proposed boundary treatment to the western, southern and northern boundaries of the site for the written agreement of the Planning Authority.
REASON:
In the interest of amenity.
- 17 That prior to the 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 at least eighteen months and bill of quantities for the development of the open space, for the written agreement of the Planning Authority. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary.
REASON:
In the interest of amenity.
- 18 That a specification and plan for street planting shall be agreed with the Parks and Landscape Services Department prior to the commencement of works on site.
REASON:
In the interest of amenity.
- 19 The applicant shall comply with the following requirements of the Environmental Services Department as regards foul and surface water drainage:-
- (i) 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 not possible to achieve these

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- minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iii) No building shall be within 5m of any public sewer or sewer with potential to be taken in charge.
 - (iv) The applicant has submitted insufficient further information in regard to the existing stream and, piped watercourse to the east of the site. Prior to any development the applicant shall submit for agreement a detailed survey of the existing watercourse indicating the route of the watercourse and pipeline to its point of discharge and indicate that no building is to be erected within 5 metres from the pipeline and that sufficient access is to be maintained at all times for the maintenance of the pipeline.

REASON:

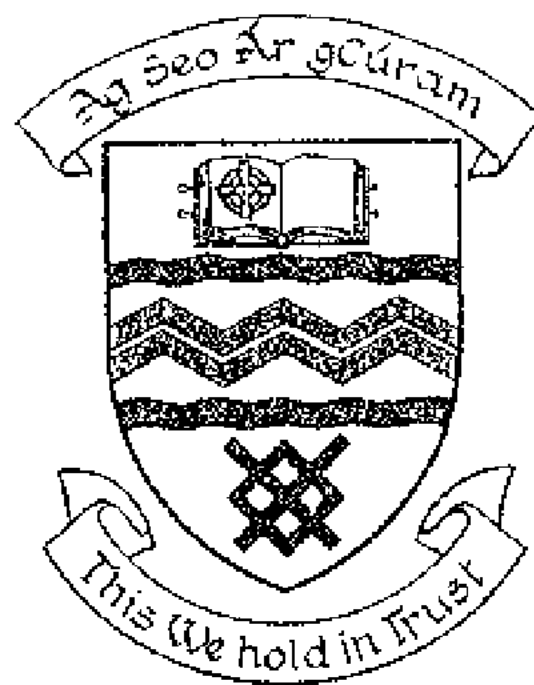
In the interest of public health and the proper planning and development of the area.

- 20 The applicant shall comply with the following requirements of the Environmental Services Department as regards water supply:-

- (i) To comply with District Metering requirements the applicant shall lay 200mm DI' spine watermain along Road 1 of the proposed development to connect to existing 200mm main on northern side of DeSelby Way and existing 200mm watermain in road bordering northern boundary of the site.
- (ii) No connection to the existing Dublin Corporation 24" watermain bordering north of site is permissible.
- (iii) Applicant to submit a revised watermain drawing to the Area Engineer (Deansrath Depot) for approval prior to commencement of the works. Revisions to include in addition to conditons (i)-(ii) above the following:-

- a) Spur mains shall not end in a duckfoot hydrant. Spurs to terminate with a loop to

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- facilitate self-cleansing.
- b) No building works within 5m of mains <225mm diameter, or within 8m of mains >225mm diameter.
- (iv) The applicant shall provide 24 hour water storage facilities for each dwelling.
- (v) No development other than that of roads, paths, roadside verges, utility services, public lighting equipment and boundary walls of height less than 1.5 metres shall be carried out within 8 metres either side of the existing Dublin Corporation Watermains.

REASON:

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

- 21 The applicant shall comply with the requirements of Dublin Corporation Water Division as regards protection of the existing watermains.

In particular:

- (i) Dublin Corporation, Water Division require that no building will be constructed within the mandatory 8 metre wayleave of the 24" or 1200mm watermains.
- (ii) Dublin Corporation Water Division will also require trial holes be dug to locate the 24" and 1200mm watermains and their levels prior to the commencement of works. The developer is required to put this information onto drawings along with cross sections at locations where the watermains will cross proposed roads. During construction, a specially constructed crossing point on both watermains for machinery, is to be agreed and the remainder of the watermains are to be fenced off for protection.

The developers must provide Dublin Corporation Water Division with agreed method statements outlining these measurements and with details of protection slabs over their mains at road crossings.

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REASON:

In the interests of public health and the proper planning and development of the area.

- 22 The applicant shall submit details indicating how it is proposed to deal with the western end of Road 10 in view of the fact that a connection to the land to the west may not be acceptable depending on the eventual form that development on that land may take.

REASON:

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

- 23 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 16, 17, 18 and 19 of Register Reference S97A/0731, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

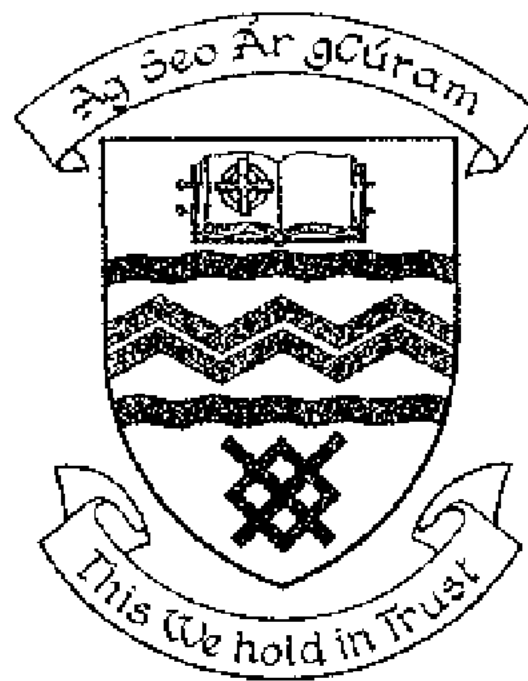
- 24 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER EACH ADDITIONAL DWELLING UNIT granted on foot of this permission be paid by the proposer to South Dublin County Council towards the cost of further development of public open space and recreational facilities in Jobstown Park; 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.

- 25 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six

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hundred and sixty six euros) PER EACH ADDITIONAL DWELLING UNIT granted on foot of this permission 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.

- 26 That a financial contribution in the sum of £129,158 (one hundred and twenty nine thousand one hundred and fifty eight pounds) 163,996EUR (one hundred and sixty three thousand nine hundred and ninety six euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- 27 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 £97,000 (ninety seven thousand pounds) EUR123,00 (one hundred and twenty three euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

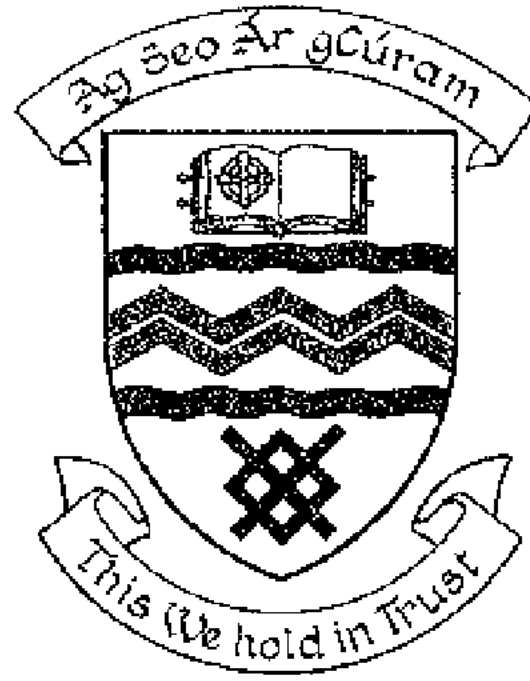
Or./...

- b. Lodgement with the Council of a Cash Sum of £60,000 (sixty thousand pounds) EUR76,000 (seventy six thousand euros) to be applied by the Council at

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REG REF. S99A/0655

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.

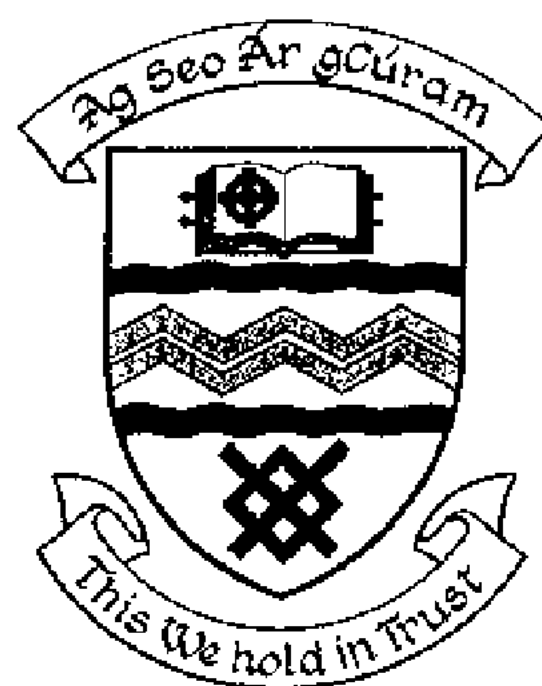
REASON:

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

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

Decision Order Number 0375	Date of Decision 22/02/2000
Register Reference S99A/0655	Date 20/09/99

Applicant Kelland Homes Ltd.,
App. Type Permission
Development Change of house type and increase in numbers by 15 and minor modifications to layout from 136 no. 3 bed semi-detached houses, 2 no. detached houses and 2 no. bungalows to 76 no. 3 bed semi-detached houses and 3 no. detached houses and 74 no. 3 bed terraced houses and 2 no. bungalows and associated site works and relocated entrance to Jobstown Community College on site of approximately 15.5 acres with access off the Kiltalown Road and De Selby roundabout at Gibbons, Tallaght, Dublin 24 on existing permission reg. ref. S97A/0731. Current application for 166 houses reg. ref. S99A/0655.

Location Gibbons, Tallaght, Dublin 24.

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 24/03/2000

Yours faithfully

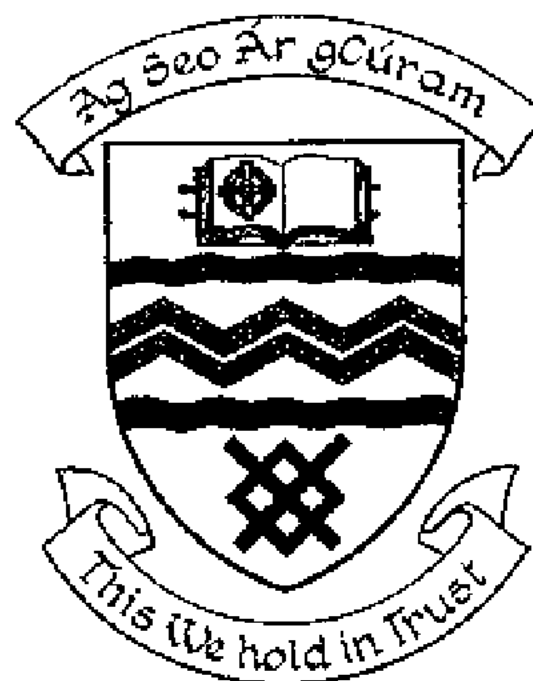
..... 22/02/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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

Decision Order Number 2715	Date of Decision 08/12/1999
Register Reference S99A/0655	Date 20/09/99

Applicant Kelland Homes Ltd.,
App. Type Permission
Development Change of house type, increase in numbers and minor modifications to layout from 140 No. permitted dwellings (reg. ref. S97A/0731) to 166 No. 3 bed terraced houses and 2 No. 2 bed bungalows with associated site works and relocation of access to Jobstown Community College, on site of approximately 15.5 acres with access off the Kiltalown Road and De Selby roundabout at Gibbons, Tallaght, Dublin 24. Being phase 5 of over all development at Suncroft.

Location Gibbons, Tallaght, Dublin 24.

Dear Sir / Madam,

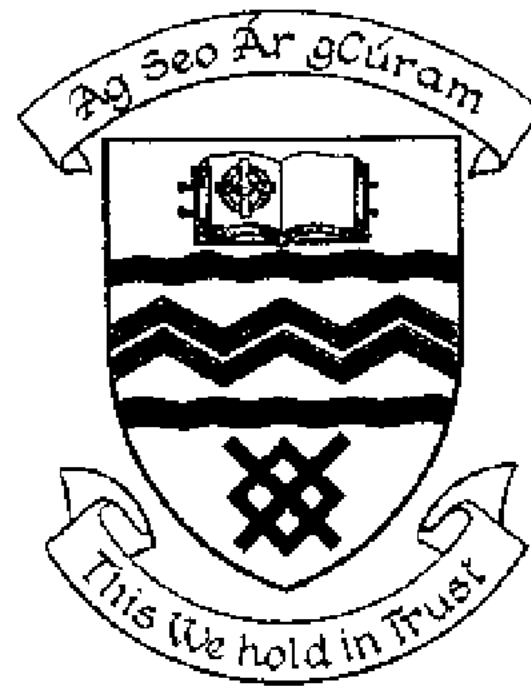
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/01/2000

Yours faithfully

..... 09/12/99
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2831	Date of Decision 20/12/1999
Register Reference S99A/0655	Date: 20/09/99

Applicant Kelland Homes Ltd.,
Development Change of house type, increase in numbers and minor modifications to layout from 140 No. permitted dwellings (reg. ref. S97A/0731) to 166 No. 3 bed terraced houses and 2 No. 2 bed bungalows with associated site works and relocation of access to Jobstown Community College, on site of approximately 15.5 acres with access off the Kiltalown Road and De Selby roundabout at Gibbons, Tallaght, Dublin 24. Being phase 5 of over all development at Suncroft.

Location Gibbons, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 20/09/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 In respect of the applicants proposal to connect to a Dublin Corporation 600mm diameter watermain, the applicant is requested to submit written evidence of the agreement of Dublin Corporation to this proposal. The applicant shall also submit evidence of intended compliance with all the requirements of Dublin Corporation in respect of the existing watermains. The applicant is requested to contact Dublin Corporation Water Division (Fergal Kenny, Tel. (01-4114276) to agree what is required.
- 2 The Planning Authority note that there is an existing stream/culvert located along the eastern boundary of the site. The applicant is requested to submit any proposals he may have to provide adequate fencing along the stream/

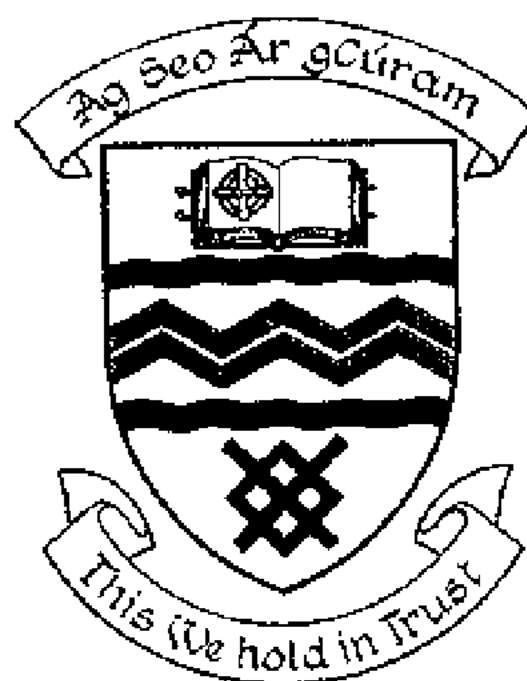
Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

27/12

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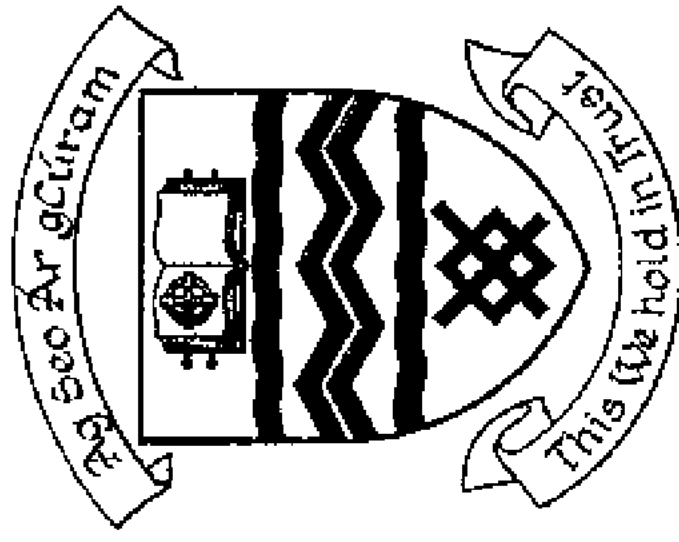
- culvert boundary and adequate cover for the protection of the culvert and a wayleave of 5 metres from the stream/ culvert.
- 3 The Planning Authority note that a no. of the proposed houses located along roadway no.s 2,3,4 and 5 do not meet the minimum requirements of the South Dublin County Council Development Plan in respect of the provision of private open space to the rear of the proposed dwellings. The applicant is requested to submit a revised layout plan showing the provision of a minimum of 60 m.sq. of private open space to the rear of all dwellings.
- 4 The applicant is requested to submit a revised proposal showing the provision of 9 metre driveways to house no.s 2-4, 38-41 and house no. 81. A double width driveway should also be provided to house no. 83. Road no. 10, from Kiltalown roadabout to the school entrance, should be amended to provide a 7.5 metre carriageway with 1.5 metre kerb/1.8 metre grass verge on the south side.
- 5 The applicant is requested to state what his proposals are in respect of road no.10 in the event of planning permission being granted to Centime Ltd. for a stadium on the adjoining site.
- 6 The applicant is requested to submit revised plans showing 22 metres between the respective rear elevations of blocks 95/98 and 99/103 whilst retaining satisfactory drive lengths.
- 7 The applicant is requested to submit revised plans showing the landing window of the 'C' house type as obscure glazed.
- 8 The applicant is requested to submit revised plans showing a greater mix of house types and a reduced number of terrace houses. (Whilst retaining a maximum storey height of two storeys).

Signed on behalf of South Dublin County Council

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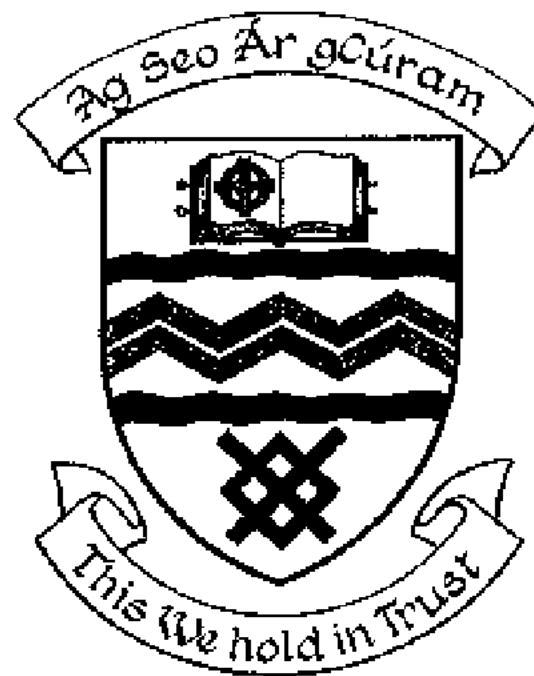
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.....
for Senior Administrative Officer

20/12/99

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

Order Number 2181	Date of Order 06/10/1999
Register Reference S99A/0655	Date 20/09/99

Applicant Kelland Homes Ltd.,

Development Change of house type, increase in numbers and minor modifications to layout from 140 No. permitted dwellings (reg. ref. S97A/0731) to 166 No. 3 bed terraced houses and 2 No. 2 bed bungalows with associated site works and relocation of access to Jobstown Community College, on site of approximately 15.5 acres with access off the Kiltalown Road and De Selby roundabout at Gibbons, Tallaght, Dublin 24. Being phase 5 of over all development at Suncroft.

Location Gibbons, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 27/09/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

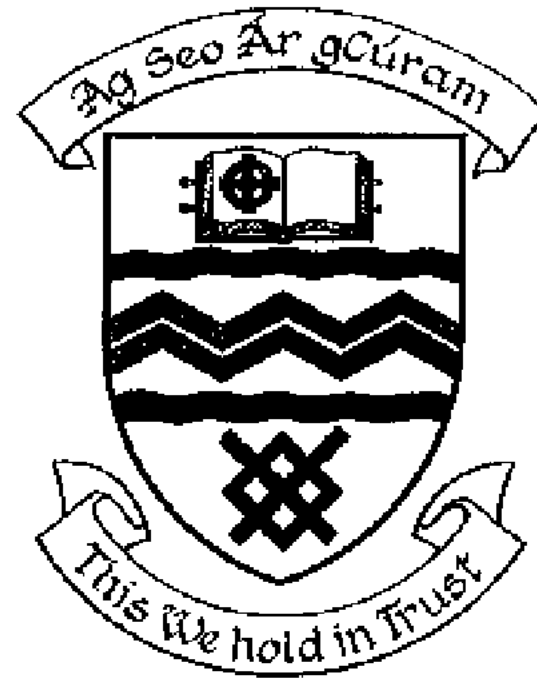
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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by persons using the public road

3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

W.H.
..... 06/10/99
for Senior Administrative Officer.