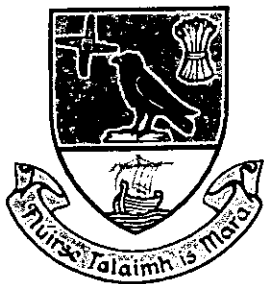


	Fingal County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part1)		Plan Register No. F00A/1162.
1. Location	Townlands of Diswellstown, Porterstown and Sheepmore, Blanchardstown, Dublin 15.		
2. Development	Development comprising 152 dwellings consisting of 8 no. 2 bedroom 2 storey terraced houses, 8 no. 3 bedroom 2 storey terraced houses, 16 no. 2 bedroom ground floor apartments with 16 no. 2 bedroom two storey duplex units over, 14 no. 3 bedroom two storey dwellings with 7 no. 1 bedroom single storey apartments and 7 no. 1 bedroom single storey apartments over, 14 no. 3 bedroom two storey dwellings with 14 no. 2 bedrooms over, 10 no. 3 bedroom dwellings on 2 levels with 10 no. 2 bedroom dwellings on 2 levels over, and 10 no. 2 bedroom dwellings on 2 levels over, (all in a 4 storey building), 18 no. 2 bedroom single storey apartments in 3 storey blocks; site development and landscape works; provision of bin stores; demolition of 2 habitable dwellings; vehicular access via distributor road linking to existing entrance off Clonsilla Road, serving Coolmine Lodge House Scheme; all on site of approx. 3.1 hectares on lands bounded generally by the Coolmine Lodge Housing Scheme to the north, Kirkpatrick Housing Estate to the East and the Royal Canal to the South.		
3. Date of Application	26 October, 2000	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McHugh Consultants, Address: Chartered Town Planners, 16 Herbert Place, Dublin 2.		
5. Applicant	Name: Castlethorn Construction Address: Avondale Business Park, Carysfort Ave., Blackrock, Co. Dub.		
6. Decision	O.C.M. No. 3978 Date 20 December, 2000	Effect GRANT PERMISSION	
7. Grant	O.C.M. No. P/0840/01 Date 27/03/2001	Effect GRANT PERMISSION	
8. Appeal Lodged	Date 12 January, 2001	Appeal Type DECISION	

9. Appeal Decision	Date 20 March, 2001	Appeal Decision Appeal Declared Withdrawn
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.



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

PLANNING DEPARTMENT

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

Final Grant Order Number P/0840/01	Date of Final Grant 27/03/2001
Decision Order Number 3978	Date of Decision 20/12/2000
Register Reference F00A/1162	Registration Date 26/10/2000

Applicant Castlethorn Construction

Development Development comprising 152 dwellings consisting of 8 no. 2 bedroom 2 storey terraced houses, 8 no. 3 bedroom 2 storey terraced houses, 16 no. 2 bedroom ground floor apartments with 16 no. 2 bedroom two storey duplex units over, 14 no. 3 bedroom two storey dwellings with 7 no. 1 bedroom single storey apartments and 7 no. 1 bedroom single storey apartments over, 14 no. 3 bedroom two storey dwellings with 14 no. 2 bedrooms over, 10 no. 3 bedroom dwellings on 2 levels with 10 no. 2 bedroom dwellings on 2 levels over, and 10 no. 2 bedroom dwellings on 2 levels over, (all in a 4 storey building), 18 no. 2 bedroom single storey apartments in 3 storey blocks; site development and landscape works; provision of bin stores; demolition of 2 habitable dwellings; vehicular access via distributor road linking to existing entrance off Clonsilla Road, serving Coolmine Lodge House Scheme; all on site of approx. 3.1 hectares on lands bounded generally by the Coolmine Lodge Housing Scheme to the north, Kirkpatrick Housing Estate to the East and the Royal Canal to the South.

Location Townlands of Diswellstown, Porterstown and Sheepmore, Blanchardstown, Dublin 15.

Floor Area 12868.000 sq.m.

**McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.**



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

PLANNING DEPARTMENT

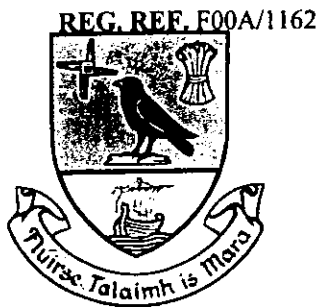
Time extension(s) up to and including

Additional Information Requested / Received /

A **Permission** has been granted for the development described above, subject to the 28 condition(s) on the attached pages.

Signed on behalf of the Fingal County Council

 27th March, 2001
for Senior Administrative Officer



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

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 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.

3. That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

4. 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.

5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

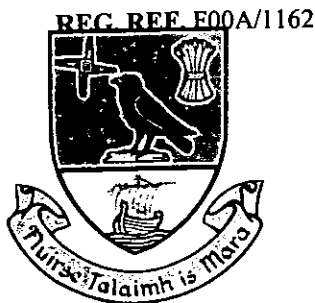
REASON: In the interest of amenity.

6. 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 the County Council.

REASON: In the interest of amenity and public safety.

7. 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.



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

8. That the area shown as open space be levelled, soiled, 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.

9. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes places on the proposed houses. The street naming scheme should be in both English and Irish and the Irish version should be an official translation which can be obtained by contacting the Official Translator, Dail Eireann.

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

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 each dwelling be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Local Government (Planning and Development) Regulations.

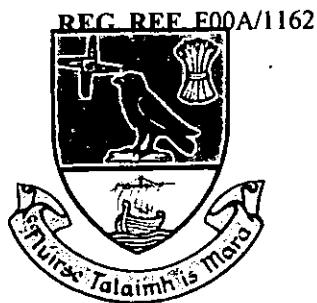
REASON: To prevent unauthorised development.

12. The proposed gated entrances located along the internal road ways fronting Blocks 'C' & 'D' shall be omitted.

REASON: in the interests of the proper planning and development of the area.

13. Prior to the commencement of development he applicant shall submit for the written agreement of the planning authority full details including samples of the proposed finishes, including fenestration, balcony finishes, brickwork and roof tiling.

REASON: in the interests of visual amenity.



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

14. The proposed roof tiling shall be black/dark blue in colour.

REASON; In the interests of visual amenity.

15. Prior to the commencement of the development the applicant shall submit, for the written agreement of the Planning Authority, revised boundary details. The applicant is advised to consult with the Parks Dept. Fingal Co. Council prior to submission of revised details.

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

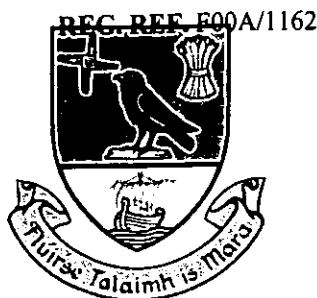
16. The applicant shall provide sufficient childcare facilities to serve this development. In this regard, it is considered that the duplex units numbered 45-48, including the private amenity space directly to the rear up to and including the boundary with dwelling units to the north, shall be provisionally eliminated from the development pending agreement with the Planning Authority of details in respect of childcare facilities on these sites, by way of a separate application. In the event of the applicant demonstrating, to the satisfaction of the planning authority, that sufficient childcare facilities to serve this development will be provided for elsewhere, it would be considered acceptable for the proposed dwelling units to be constructed in accordance with the submitted plans and elevations lodged with this application.

REASON; in the interests of the proper planning and development of the area.

17. Prior to commencement of development the applicant shall submit and agree in writing detailed proposals for compliance with section 4.6.4 of the County Development Plan 1999.

REASON: In order to comply with Development Plan Requirements relating to social integration and the provision of social/affordable housing.

18. A financial contribution in the sum of money equivalent to the value of £292,000 (Euro 370,764) as on the date of this permission, updated in accordance with the wholesale price index- building and construction (Capital goods) as published by the Central Statistics



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

office to the value pertaining at the time of payment shall be paid by the developer to Fingal Co. Council towards the cost of road improvements and traffic management proposals in the area serving this site. This contribution to be paid before commencement of development on site.

REASON; the provision of 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. The following requirements of the Environmental Services Dept. shall be strictly adhered to:

1 24 hour water storage shall be provided for each unit.

2 It is considered that boosting may be required for Block D and block E for the top stories the applicant shall submit acceptable proposals for boosting.

3 The applicant shall investigate the anomaly of sewers being wrongly designated at the eastern outfall. The applicant shall submit revised drainage details with correctly identified details for the written agreement of the planning authority.

The applicant is advised to contact the Environmental Services Dept. prior to any re-submission.

Reason: in the interests of public health.

20. The applicant is required to submit for the written Agreement of the Planning Authority, prior to the commencement of development, full details of the proposed use and management of designated private space to the rear of block B and to indicate the type of delineation proposed between the ground floor terraces and the semi-private space.

REASON: in the interests of the proper planning and development of the area.

21. Prior to the commencement of development the applicant shall confirm in writing that the balance of Class 1 open space indicated on Drawing No.P016 is a minimum of 0.50 ha. Of land exclusive of road/roadside verge.



REG. REF. E00A/1162

Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

REASON: In the interests of visual amenity.

22. The proposed bin stores shall not be located on lands indicated as public open space.

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

23. Applicants shall, prior to the commencement of development, submit revised proposals for pedestrian and cycle access along the eastern side of the proposed development. The applicant is advised to contact the Parks department prior to any resubmission.

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

24. Prior to the commencement of development the applicant shall submit a full landscape proposals which shall include details and specifications for all landscape works for both Class 1 and Class 2 open space including proposed contouring of the site, tree and shrub planting, grass seeding, footpaths, drainage, boundary treatments including treatment of streams and ditches, boundary railings etc. and shall include details of maintenance.

REASON: In the interest of visual amenity.

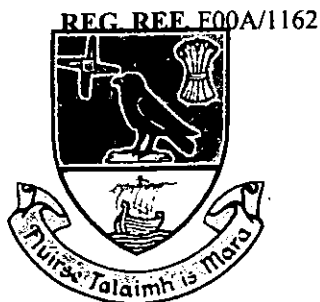
25. That a financial contribution in the sum of £104,250 (Euro 132,370) be paid by the proposer to the Fingal County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement 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.

26. The 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 or a Bond of any body approved by the Planning Authority in the sum of £236,800 (Euro 300,674) until such time as the roads, open spaces, car parks, sewers, watermains and drains are taken in charge by the Council.

OR/....



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

B. Lodgement with the Council of a cash sum of £148,000 (Euro 187,921) 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 by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

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.

27. That the applicant shall pay a contribution to Fingal County Council of £2,808 (Euro 3,565) towards the cost of monitoring of the Trunk Sewer at Blanchardstown which will facilitate this development; this contribution to be paid before the commencement of development on site.

Reason: To ensure the provision of environmental services to a satisfactory standard in the interest of the proper planning and development of the area.

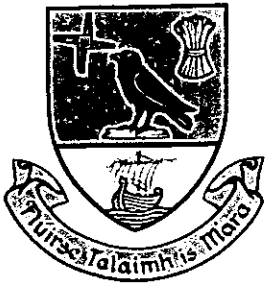
28. That details of the Management Agreement for the Maintenance and control of the site be submitted and agreed with the Planning Authority prior to commencement of development.

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

NOTE:

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control 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 fourteen days and not more than twenty-eight days before development commences. A copy of the form of Commencement Notice is attached.

In addition, with the exception of houses and certain agricultural buildings, a Fire Safety Certificate is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

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

Decision Order No. 3978	Decision Date 20 December, 2000
Register Ref. F00A/1162	Registered 26 October, 2000

Applicant Castlethorn Construction

Development Development comprising 152 dwellings consisting of 8 no. 2 bedroom 2 storey terraced houses, 8 no. 3 bedroom 2 storey terraced houses, 16 no. 2 bedroom ground floor apartments with 16 no. 2 bedroom two storey duplex units over, 14 no. 3 bedroom two storey dwellings with 7 no. 1 bedroom single storey apartments and 7 no. 1 bedroom single storey apartments over, 14 no. 3 bedroom two storey dwellings with 14 no. 2 bedrooms over, 10 no. 3 bedroom dwellings on 2 levels with 10 no. 2 bedroom dwellings on 2 levels over, and 10 no. 2 bedroom dwellings on 2 levels over, (all in a 4 storey building), 18 no. 2 bedroom single storey apartments in 3 storey blocks; site development and landscape works; provision of bin stores; demolition of 2 habitable dwellings; vehicular access via distributor road linking to existing entrance off Clonsilla Road, serving Coolmine Lodge House Scheme; all on site of approx. 3.1 hectares on lands bounded generally by the Coolmine Lodge Housing Scheme to the north, Kirkpatrick Housing Estate to the East and the Royal Canal to the South.

Location Townlands of Diswellstown, Porterstown and Sheepmore, Blanchardstown, Dublin 15.

Floor Area 12868.00 Sq Metres

Time extension(s) up to and including

**McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.**



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

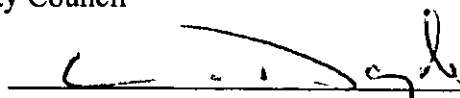
Additional Information Requested / Received /

In pursuance of its functions under the above mentioned Acts, the Fingal 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 (28) conditions on the attached Pages.

Signed on behalf of the Fingal County Council

2000.


for Senior Administrative Officer

20 December,



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

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 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.

3. That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

4. 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.

5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

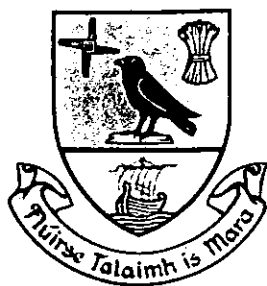
REASON: In the interest of amenity.

6. 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 the County Council.

REASON: In the interest of amenity and public safety.

7. 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.



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

8. That the area shown as open space be levelled, soiled, 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.

9. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes places on the proposed houses. The street naming scheme should be in both English and Irish and the Irish version should be an official translation which can be obtained by contacting the Official Translator, Dail Eireann.

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

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 each dwelling be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Local Government (Planning and Development) Regulations.

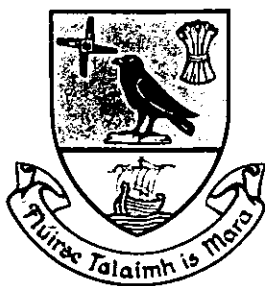
REASON: To prevent unauthorised development.

12. The proposed gated entrances located along the internal road ways fronting Blocks 'C' & 'D' shall be omitted.

REASON: in the interests of the proper planning and development of the area.

13. Prior to the commencement of development he applicant shall submit for the written agreement of the planning authority full details including samples of the proposed finishes, including fenestration, balcony finishes, brickwork and roof tiling.

REASON: in the interests of visual amenity.



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

14. The proposed roof tiling shall be black/dark blue in colour.

REASON; In the interests of visual amenity.

15. Prior to the commencement of the development the applicant shall submit, for the written agreement of the Planning Authority, revised boundary details. The applicant is advised to consult with the Parks Dept. Fingal Co. Council prior to submission of revised details.

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

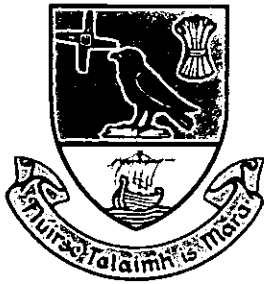
16. The applicant shall provide sufficient childcare facilities to serve this development. In this regard, it is considered that the duplex units numbered 45-48, including the private amenity space directly to the rear up to and including the boundary with dwelling units to the north, shall be provisionally eliminated from the development pending agreement with the Planning Authority of details in respect of childcare facilities on these sites, by way of a separate application. In the event of the applicant demonstrating, to the satisfaction of the planning authority, that sufficient childcare facilities to serve this development will be provided for elsewhere, it would be considered acceptable for the proposed dwelling units to be constructed in accordance with the submitted plans and elevations lodged with this application.

REASON; in the interests of the proper planning and development of the area.

17. Prior to commencement of development the applicant shall submit and agree in writing detailed proposals for compliance with section 4.6.4 of the County Development Plan 1999.

REASON: In order to comply with Development Plan Requirements relating to social integration and the provision of social/affordable housing.

18. A financial contribution in the sum of money equivalent to the value of £292,000 (Euro 370,764) as on the date of this permission, updated in accordance with the wholesale



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

price index- building and construction (Capital goods) as published by the Central Statistics office to the value pertaining at the time of payment shall be paid by the developer to Fingal Co. Council towards the cost of road improvements and traffic management proposals in the area serving this site. This contribution to be paid before commencement of development on site.

REASON; the provision of 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. The following requirements of the Environmental Services Dept. shall be strictly adhered to:

1 24 hour water storage shall be provided for each unit.

2 It is considered that boosting may be required for Block D and block E for the top stories the applicant shall submit acceptable proposals for boosting.

3 The applicant shall investigate the anomaly of sewers being wrongly designated at the eastern outfall. The applicant shall submit revised drainage details with correctly identified details for the written agreement of the planning authority.

The applicant is advised to contact the Environmental Services Dept. prior to any re-submission.

Reason: in the interests of public health.

20. The applicant is required to submit for the written Agreement of the Planning Authority, prior to the commencement of development, full details of the proposed use and management of designated private space to the rear of block B and to indicate the type of delineation proposed between the ground floor terraces and the semi-private space.

REASON: in the interests of the proper planning and development of the area.

21. Prior to the commencement of development the applicant shall confirm in writing that the balance of Class 1 open space indicated on Drawing No.P016 is a minimum of 0.50



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

ha. Of land exclusive of road/roadside verge.

REASON: In the interests of visual amenity.

22. The proposed bin stores shall not be located on lands indicated as public open space.

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

23. Applicants shall, prior to the commencement of development, submit revised proposals for pedestrian and cycle access along the eastern side of the proposed development. The applicant is advised to contact the Parks department prior to any resubmission.

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

24. Prior to the commencement of development the applicant shall submit a full landscape proposals which shall include details and specifications for all landscape works for both Class 1 and Class 2 open space including proposed contouring of the site, tree and shrub planting, grass seeding, footpaths, drainage, boundary treatments including treatment of streams and ditches, boundary railings etc. and shall include details of maintenance.

REASON: In the interest of visual amenity.

25. That a financial contribution in the sum of £104,250 (Euro 132,370) be paid by the proposer to the Fingal 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.

26. The 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 or a Bond of any body approved by the Planning Authority in the sum of £236,800 (Euro 300,674) until such time as the roads, open spaces, car parks, sewers, watermains and drains are taken in charge by the Council.



Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

OR/....

B. Lodgement with the Council of a cash sum of £148,000 (Euro 187,921) 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 by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

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.

27. That the applicant shall pay a contribution to Fingal County Council of £2,808 (Euro 3,565) towards the cost of monitoring of the Trunk Sewer at Blanchardstown which will facilitate this development; this contribution to be paid before the commencement of development on site.

Reason: To ensure the provision of environmental services to a satisfactory standard in the interest of the proper planning and development of the area.

28. That details of the Management Agreement for the Maintenance and control of the site be submitted and agreed with the Planning Authority prior to commencement of development.

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