

SCHEDULE

Reference No. in Planning
Register: 96/3436

Column 1 - Conditions

Column 2 - Reason

(1)
Off public road parking shall be provided for all vehicles using site. This parking area shall be surfaced, screened and landscaped to the Council's satisfaction.

In the interests of orderly development.

(2)
Before development commences the method and amount of water storage, the level and means of treatment and the method and design of the distribution system shall be submitted to and agreed with the Council's Sanitary Engineer.

To ensure a satisfactory water supply to serve the development.

(3)
The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed with the Planning Authority before development commences. The said scheme shall include a programme for its implementation.

In the interests of visual amenity.

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(4)
Before development commences the developer shall provide to the satisfaction of the Planning Authority adequate security for the provision of satisfactory completion of services required in connection with the development. The security shall be in a Bond in a form and amount approved by the Planning Authority and provided by a Bank or Insurance Company acceptable to the Planning Authority.

To ensure that these parts of the development are constructed and completed to satisfactory standard.

(5)
Before development commences on the apartment block a

To ensure the satisfactory maintenance of these parts of

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management company shall be legally incorporated to provide for the future maintenance of the site of this development and evidence of this shall be submitted to and agreed with the Planning Authority. This management company shall be responsible and fully liable in perpetuity for the provision and on going maintenance of treatment works, water supply system, parking, pedestrian ways and the maintenance of a litter free site.

the development.

(6)
Immediately prior to commencement of development the developer shall pay to Cork County Council a sum of £7000 updated in accordance with the Consumer Price Index from the date of grant of Permission to the value pertaining at the time of payment, as a contribution towards the expenditure incurred by the Council in the provision of road improvement works that will facilitate the development.

It is considered appropriate that the developer should contribute towards the expenditure incurred by the Council in respect of these works which have facilitated the proposed development.

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(7)
Sewage treatment shall be to the Council's satisfaction. Full details of sewage treatment plant shall be agreed with the Council before development commences. The approved sewage treatment unit shall provide a final effluent not exceeding 20 p.p.m. BOD/30 p.p.m. SS.

In the interests of orderly development.

(8)
Before development commences evidence of as Annual Maintenance Contract for Sewage Treatment Unit shall be

In the interests of orderly development.

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before development commences.

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C O R K C O U N T Y C O U N C I L
Local Government (Planning & Development) Acts, 1963 - 1999

TO: KILMACSIMON BOATYARD LTD
c/o Alexander M. White,
Ardnaree,
Monkstown,
Co. Cork

Planning
Register No: S/96/3436

Application by KILMACSIMON BOATYARD LTD

Of c/o Alexander M. White, Ardnaree,
Monkstown, Co. Cork

On 17/09/96

And as amended by revised documentation on 11/10/96 and 20/11/96

for Construction of 7 no. ^{3rd}dwelllinghouses, 7 no.
apartments and restaurant

at KILMACSIMON QUAY, KILMACSIMON
BANDON

Further to Notice dated 16/01/97 the Cork County Council hereby conveys
a grant of PERMISSION
for the application described above subject to the conditions
set out in the schedule (if any) attached to the said Notice
dated 16/01/97 of its intention to
grant PERMISSION
Signed on behalf of Cork County Council

Planning Dept.,
Model Business Park,
Model Farm Road, Cork.

Date: 19/02/97

NOTE FOR GUIDANCE OF DEVELOPERS

A grant of Planning Permission or Approval does NOT of itself empower
a person to carry out a development unless that person is otherwise
legally entitled to do so. Unless otherwise stated or unless it is
revoked a Permission is valid for a period of five years.
Approval is valid only for the period of the Outline Permission to
which it relates.

Any development which takes place prior to the payment of a financial
contribution required by any of the conditions attached to a permission
or approval will be unauthorised until compliance with the condition or
conditions.

Please note that there is an onus on developers to ensure that there is
no danger to the public as a result of the proposed development.