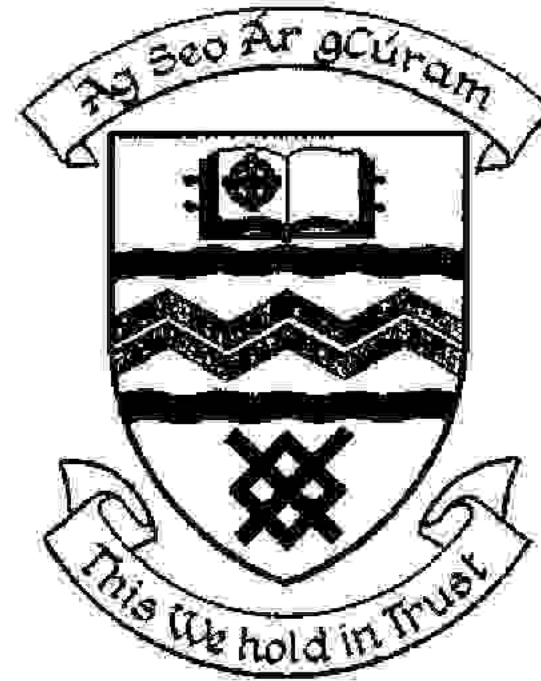


**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

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DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

<b>Decision Order Number</b> 1894	<b>Date of Decision</b> 21/09/98
<b>Register Reference</b> S96A/0167	<b>Date</b> 25th March 1996

**Applicant** M. Davitt,  
**Development** New side extension to existing sales building.  
**Location** Newlands Garden Centre, New Road, Clondalin.  
**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/03/96 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 Planning permission has neither been sought nor granted for the use of the additional land referred to in the submissions of additional information for garden centre purposes.

The applicant is requested to submit:-

- (a) an amended site layout plan indicate the additional area in relation to the existing centre and to indicate its proposed use;
- (b) amended public notices to provide for revisions to planning application S96A/0167 which provides for the erection of new side extension to existing sales building at Newlands Garden Centre, these revisions shall provide for an amended site layout which includes an additional area to the west of the site to be used for outdoor display/retail purposes; any additional planning fee applicable;
- (c) proposals for the western boundary of the site.

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22

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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Facs: 01-414 9104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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REG REF. S96A/0167

Signed on behalf of South Dublin County Council

*LA*  
.....  
for Senior Administrative Officer

21/09/98

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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



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DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
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Telephone: 01-462 0000  
Fax: 01-462 0104

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

<b>Decision Order Number</b> 0979	<b>Date of Decision</b> 23/05/97
<b>Register Reference</b> S96A/0167	<b>Date</b> 25th March 1996

**Applicant** M. Davitt,  
**App. Type** Permission  
**Development** New side extension to existing sales building.  
  
**Location** Newlands Garden Centre, New Road, Clondalin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 27th March 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 It is noted from the additional information received 27/3/97 that it is intended to relocate the retail display facilities now located on car spaces 59-88 to an area of land adjoining the site to the west which it is intended to acquire from South Dublin County Council. As this area has not yet been acquired and there is no existing planning permission for the use of this land for garden centre purposes the applicant is requested to clarify his intention in this regard.

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.



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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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REG REF. S96A/0167

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the  
Planning Reg Ref. No. given above.

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

23/05/97

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Telefon: 01-462 0000  
Facs: 01-462 0104

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P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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Fax: 01-462 0104

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REG. REF. S96A/0167

DATE: 11/03/97

RE: New side extension to existing sales building.  
at Newlands Garden Centre, New Road, Clondalin.

Dear Sir/Madam,

I refer to the above planning application which was the subject of a request for Additional Information on the 17/05/96.

I now wish to advise you that unless the information requested is submitted to this Department within fourteen days, the Planning Authority will determine the application in the absence of this Additional Information.

Yours faithfully,

  
for SENIOR ADMINISTRATIVE OFFICER

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

**SOUTH DUBLIN COUNTY COUNCIL**  
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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-462 0000  
Facs: 01-462 0104

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P.O. Box 4122,  
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Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Decision Order Number 0892	Date of Decision 17/05/96
Register Reference S96A/0167	Date 25th March 1996

**Applicant** M. Davitt,  
**Development** New side extension to existing sales building.

**Location** Newlands Garden Centre, New Road, Clondalin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/03/96 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 The applicant is requested to clarify his intentions with regard to the part of the car parking area shown on lodged plans (at spaces nos. 59-88) and which is presently in use for retail display purposes.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

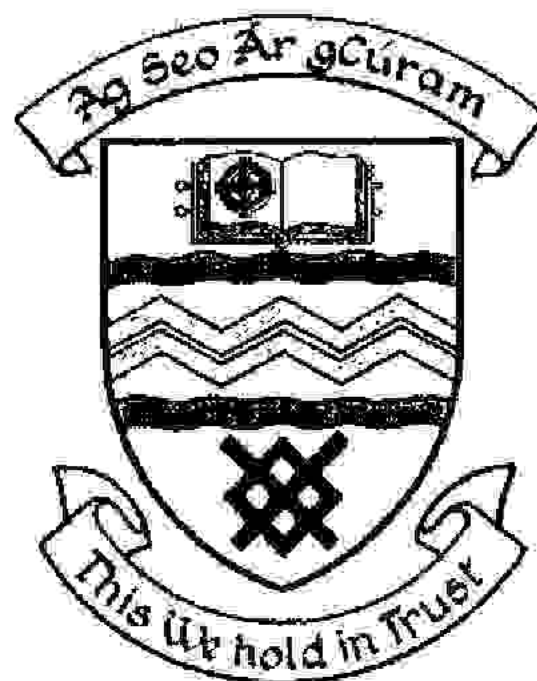
17/05/96

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0167	
1. Location	Newlands Garden Centre, New Road, Clondalgin.		
2. Development	New side extension to existing sales building.		
3. Date of Application	25/03/1996	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/09/1998 2. 23/05/19	1. 22/10/1998 2. 23/07/19
4. Submitted by	Name: P.M. Ging, Architect, Address: "Laureston", Monastery Road,		
5. Applicant	Name: M. Davitt, Address: Newlands Garden Centre, New Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2539 Date 16/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0178 Date 29/01/1999	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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Bosca 4122  
Lár an Bhaile, Tamhlacht  
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Telefon: 01-414 9000  
Facs: 01-414 9104

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P.O. Box 4122  
Town Centre, Tallaght  
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P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0178	Date of Final Grant 29/01/1999
Decision Order Number 2539	Date of Decision 16/12/1998
Register Reference S96A/0167	Date 22nd October 1998

**Applicant** M. Davitt,

**Development** New side extension to existing sales building.

**Location** Newlands Garden Centre, New Road, Clondalkin.

**Floor Area** 203.00 Sq Metres

**Time extension(s) up to and including**

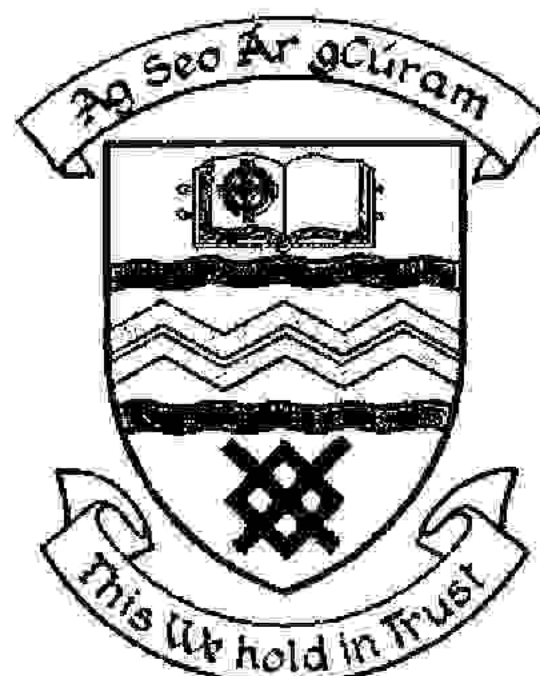
**Additional Information Requested/Received** 21/09/1998 /22/10/1998

A Permission has been granted for the development described above,

subject to the following (12) Conditions.



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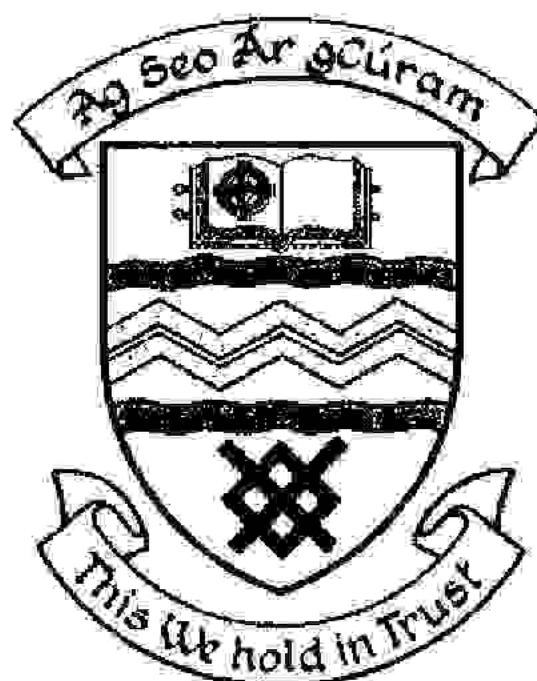
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 Dublin 24

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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 the details submitted on 27/03/97 and 22/10/98, 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 All external finishes shall match those of the existing building.  
 REASON:  
 In the interests of visual amenity.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
 REASON:  
 In the interest of safety and the avoidance of fire hazard.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
 REASON:  
 In the interest of health.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard a separate foul and surface water system must be provided.  
 REASON:  
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 6 The carparking areas indicated on the submitted plan shall be properly laid out and all carparking spaces shall be clearly marked out and available at all times for carparking use and shall not be used for storage or display purposes.  
 REASON:

**SOUTH DUBLIN COUNTY COUNCIL**  
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 Lár an Bhaile, Tamhlacht  
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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 Boundary treatment to the western boundary of the site shall be in the form of a forticrete wall, the wall to match the existing forticrete wall to the north of the site (both in terms of finish and overall height).

REASON:

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

- 9 That a financial contribution in the sum of #1,638 (one thousand six hundred and thirty eight pounds) 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.

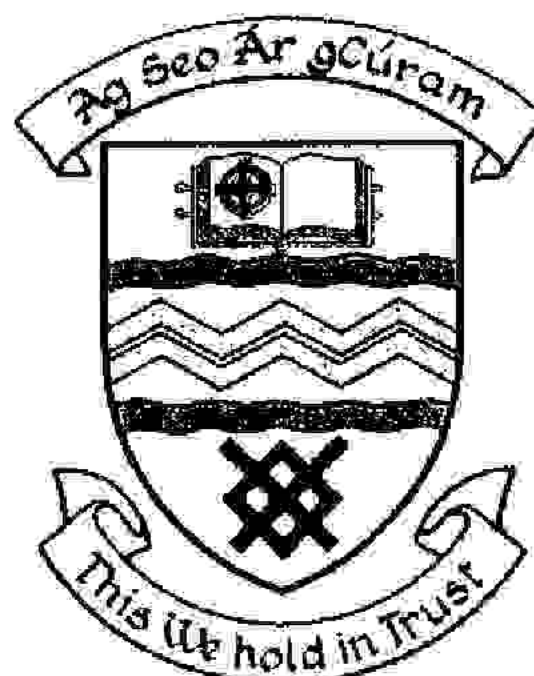
- 10 That a financial contribution in the sum of money equivalent to the value of #1,748 (one thousand seven hundred and forty eight pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:



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## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht  
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Telefon: 01-414 9000  
Facs: 01-414 9104

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DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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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.

- 11 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 6 and 8 of Register Reference 92A/1626, arrangements to be made prior to commencement of 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 providing these services.

- 12 That a financial contribution in the sum of #437 (four hundred and thirty seven pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Foul Sewer which serves this development; this contribution to be paid before the commencement of development on site.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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



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Lár an Bhaile, Tamhlacht  
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Telefon: 01-414 9000  
Facs: 01-414 9104

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

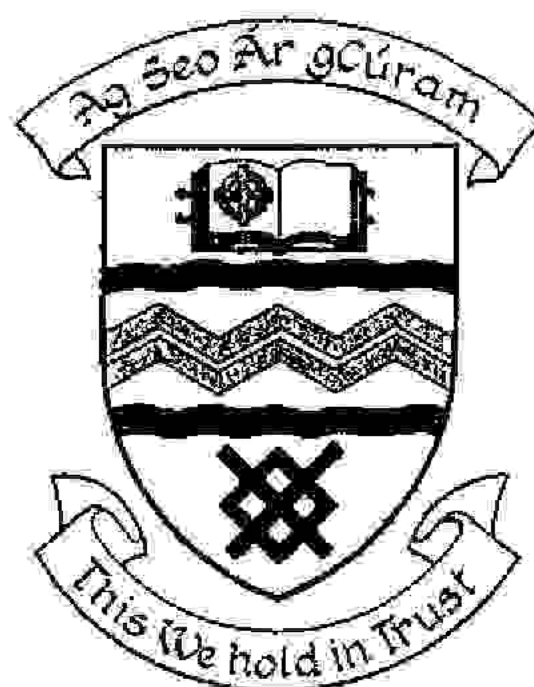
Signed on behalf of South Dublin County Council.

  
..... 1. February 1999  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-414 9000  
Facs: 01-414 9104



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DEPARTMENT**

P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2539	Date of Decision 16/12/98
Register Reference S96A/0167	Date 25th March 1996

**Applicant** M. Davitt,

**Development** New side extension to existing sales building.

**Location** Newlands Garden Centre, New Road, Clondalvin.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 21/09/98 /22/10/98

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

..... 16/12/98  
for SENIOR ADMINISTRATIVE OFFICER

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

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Bosca 4122,  
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DEPARTMENT**  
P.O. Box 4122,  
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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 the details submitted on 27/03/97 and 22/10/98, 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 All external finishes shall match those of the existing building.  
REASON:  
In the interests of visual amenity.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard a separate foul and surface water system must be provided.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.



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- 6 The carparking areas indicated on the submitted plan shall be properly laid out and all carparking spaces shall be clearly marked out and available at all times for carparking use and shall not be used for storage or display purposes.

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 Boundary treatment to the western boundary of the site shall be in the form of a forticrete wall, the wall to match the existing forticrete wall to the north of the site (both in terms of finish and overall height).

REASON:

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

- 9 That a financial contribution in the sum of £1,638 (one thousand six hundred and thirty eight pounds) 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.

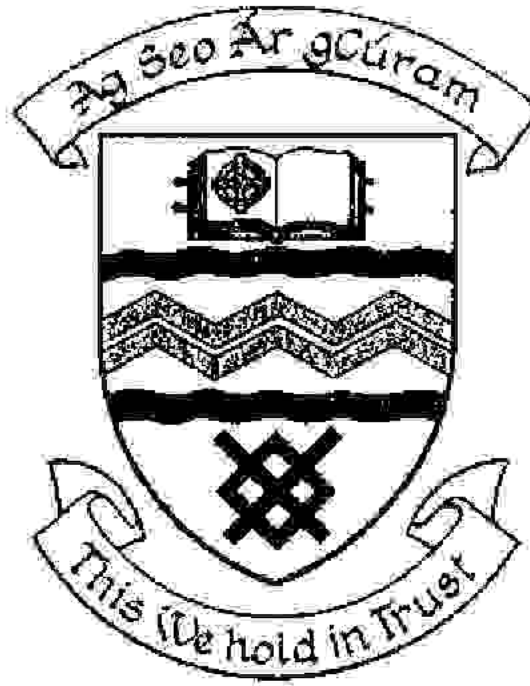
REASON:

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.

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- 10 That a financial contribution in the sum of money equivalent to the value of £1,748 (one thousand seven hundred and forty eight pounds) as on 1st January, 1991, updated in accordance with the Wholesale 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 proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:**

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.

- 11 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 6 and 8 of Register Reference 92A/1626, arrangements to be made prior to commencement of 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 providing these services.

- 12 That a financial contribution in the sum of £437 (four hundred and thirty seven pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Foul Sewer which serves this development; this contribution to be paid before the commencement of development on site.

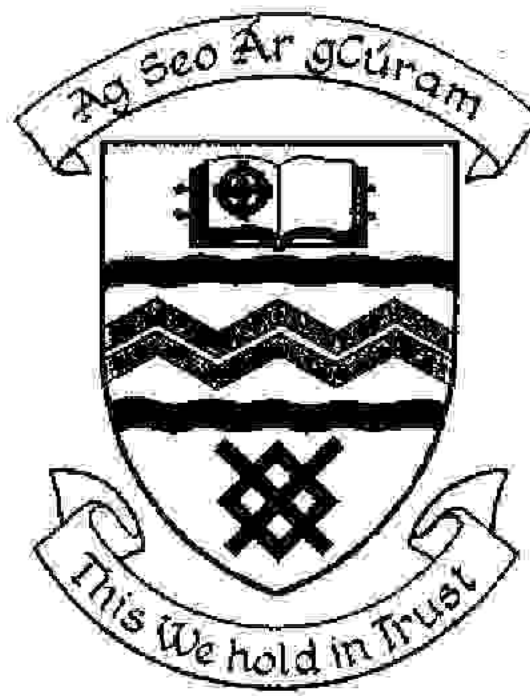
**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the development should contribute towards  
the cost of the works.