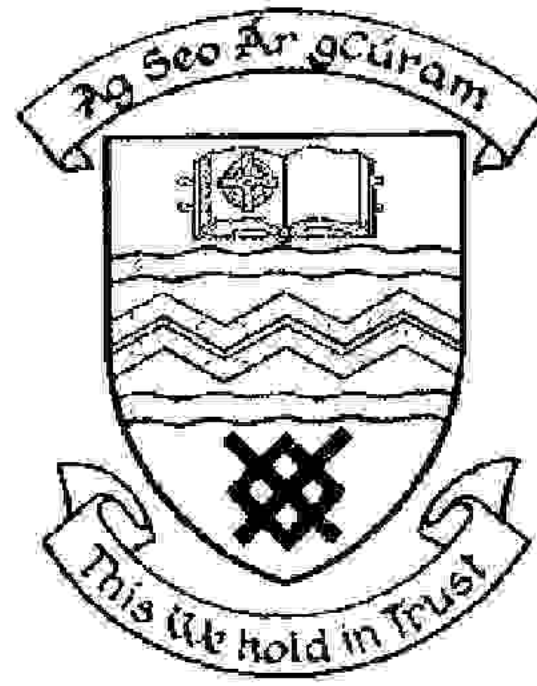


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Tamlacht, Baile Átha Cliath 24.

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

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0736	Date of Final Grant 09/04/2002
Decision Order Number 0439	Date of Decision 22/02/2002
Register Reference S01A/0888	Date 24/12/01

Applicant Newlands Garden Centre Ltd.,

Development Extension to rear of existing building to provide coverage over open sales area, also internal offices.

Location Newlands Garden Centre, New Road, Clondalkin, Dublin 22.

Floor Area 780.00 Sq Metres

Time extension(s) up to and including

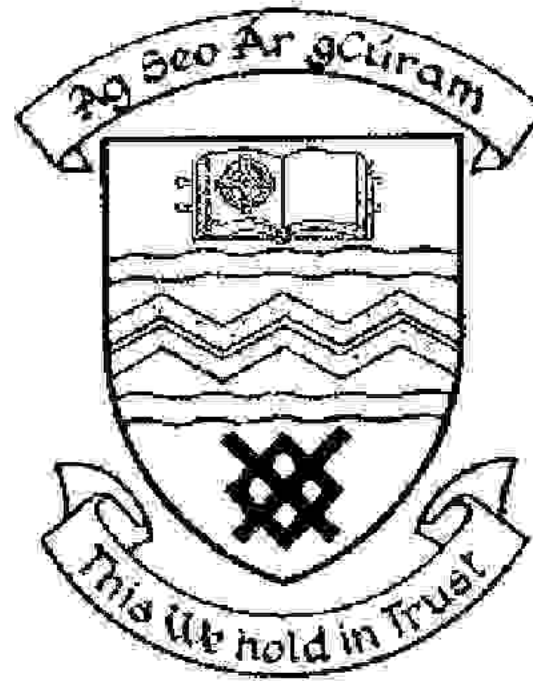
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0888

EXAMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 The applicant is requested to submit revised drawings to the Planning Authority clearly indicating accurate drawings of the proposed extension that correpond to each other with particular reference to the Site Plan.
REASON:
In the interest of clarity
- 4 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.
- 5 The office element of the proposal shall be used as ancillary to the retail premises only, it shall not be developed and/or used independently. The applicant is advised that if an independent office is to be developed then the car parking requirements shall increase accordingly.
REASON:
In the interest of the proper planning and development of the area and pedestrian safety.
- 6 That a financial contribution in the sum of EUR 6,917 (six thousand nine hundred and seventeen euro) 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:

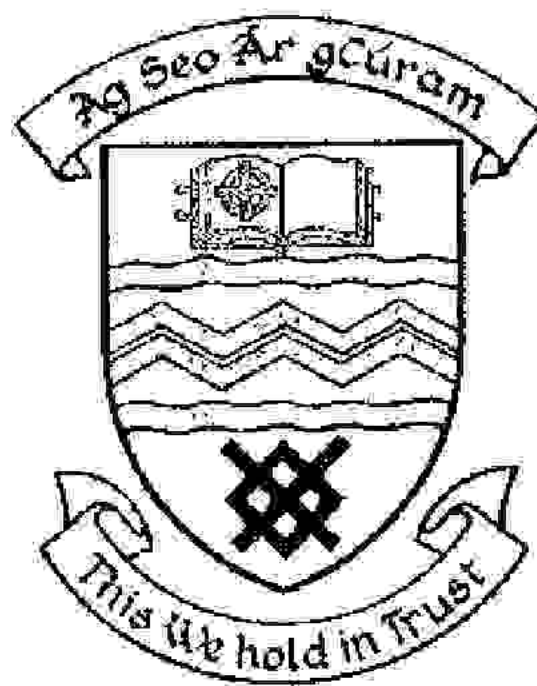
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S014/0898

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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.

- 7 That a financial contribution in the sum of EUR 17,996 (seventeen thousand nine hundred and ninety six euro) 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.

- 8 That a financial contribution in the sum of EUR 999 (nine hundred and ninety nine euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate 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 developer should contribute towards the cost of the works.

- 9 That a financial contribution in the sum of EUR 1,715 (one thousand seven hundred and fifteen euro) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate 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 developer should contribute towards the cost of the works.

- 10 The applicant shall provide a pedestrian walkway between car spaces 35/46.

REASON:

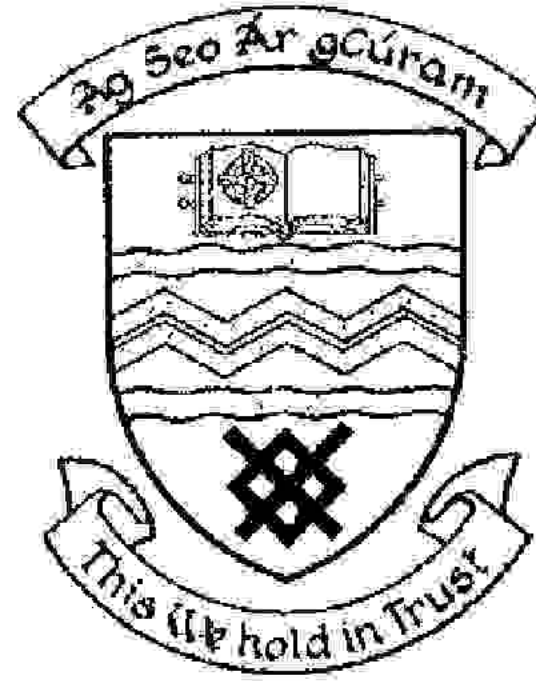
In the interest of the proper planning and development of the area and pedestrian safety.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/0888 AIRLE CHONTAE ÁTHA CLIATH THEAS

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- 11 The applicant shall provide a pedestrian walkway between car spaces 35/46.

REASON:

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

- (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.

[Signature]
09/04/02
for SENIOR ADMINISTRATIVE OFFICER