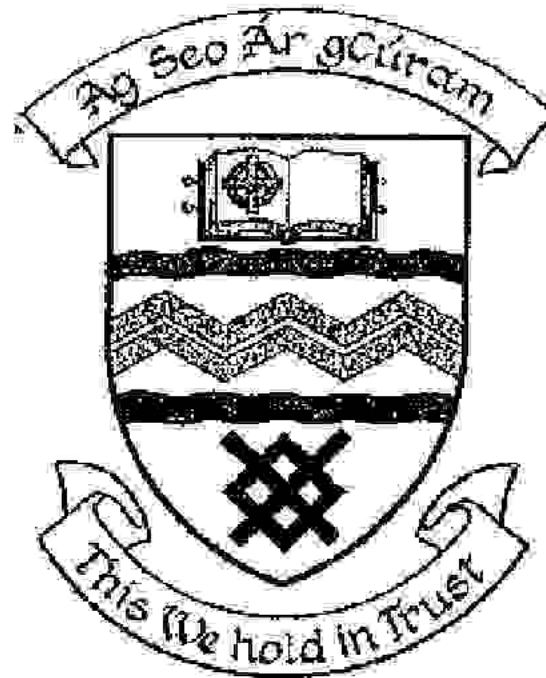


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
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Dublin 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0309	Date of Decision 08/02/2002
Register Reference S01A/0833	Date: 12/12/01

Applicant B & Q Ireland Ltd.,

Development Erection of a greenhouse within the permitted garden centre.

Location Liffey Valley Retail Park East, Coldcut Road and Fonthill Road, Clondalkin, County Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

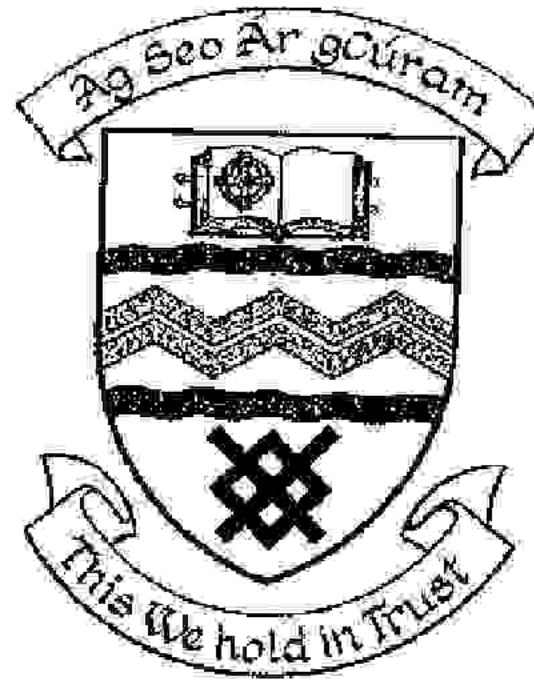

..... 08/02/02
for SENIOR ADMINISTRATIVE OFFICER

John Spain Associates,
56 Fitzwilliam Square,
Dublin 2.

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REG REF. S01A/0833

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 and in all other respects shall conform to permission S98A/0161, 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 The proposed development shall be confined to green house use only, ancillary to the existing use as a garden centre and shall not be separated by sale or lease or otherwise from the approved use of the area.

REASON:

In the interest of the maintenance of the effective control of development.

- 3 Fire escape doors shall not be used for the access/ egress to the general public except in cases of emergency.

REASON:

In the interests of public safety.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- (d) The garden centre shall have its own commercially metered connection to the public watermain and full 24 hour water storage.
- (e) The connection to and tapping of public watermains shall be carried out by South Dublin County Council

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personnel at the applicant's prior expense.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 That the arrangements 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. 6, 7, 8, 9, 10, 11 and 16 of Register Reference 93A/1161 of An Bord Pleanála Order No. 06S.093483 strictly adhered to in respect of this 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 the provision of services and prevent disamenity in the development.