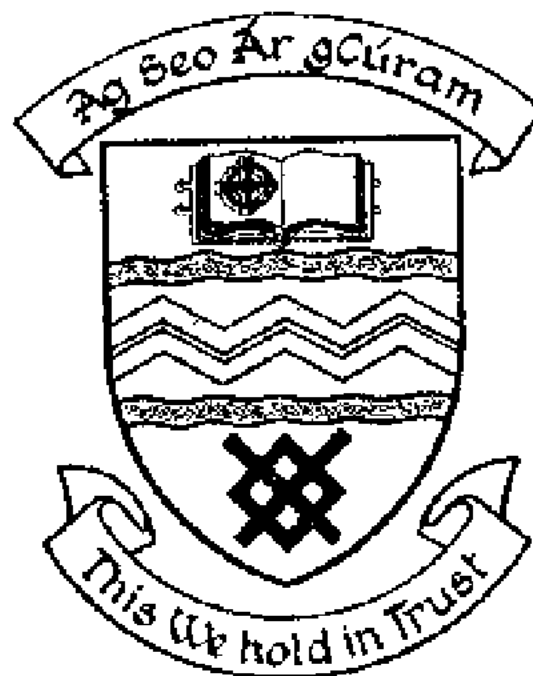


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0612	
1. Location	Brownstown House, Kingswood Cross, Naas Road, Clondalkin, Dublin 22.		
2. Development	Erection of a garden centre retail building (floor area 658.8 sq.m) at the location of and replacing 3 no. existing retail, office and toilet structures, having a combined floor area of 504 sq.m.		
3. Date of Application	03/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Joseph Miller Dip.Arch.M.R.I.A.I., Address: 13 Eaton Square, Terenure,		
5. Applicant	Name: Fountains & Decor Ltd., Address: Brownstown House, Kingswood Cross, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2389 Date 01/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2796 Date 16/12/1999	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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Joseph Miller Dip.Arch.M.R.I.A.I.,
13 Eaton Square,
Terenure,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2796	Date of Final Grant 16/12/1999
Decision Order Number 2389	Date of Decision 01/11/1999
Register Reference S99A/0612	Date 03/09/99

Applicant Fountains & Decor Ltd.,

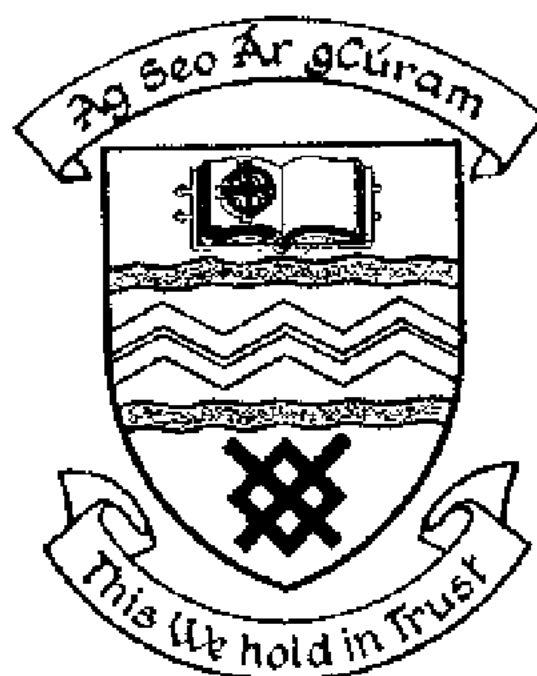
Development Erection of a garden centre retail building (floor area 658.8 sq.m) at the location of and replacing 3 no. existing retail, office and toilet structures, having a combined floor area of 504 sq.m.

Location Brownstown House, Kingswood Cross, Naas Road, Clondalkin, Dublin 22.

Floor Area 658.80 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 (8) Conditions.

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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 and as amended by Unsolicited Additional Information received on 11/10/99, 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 South Dublin County Council.
 - (a) Developer to ensure full and complete separation of foul and surface water drainage systems;
 - (b) The proposed soakage area shall be designed and constructed in accordance with BRE Digest 365, and certification of compliance by an Engineer shall be submitted to the Planning Authority;
 - (c) Soakage tests shall be carried out in accordance with BRE Digest 365, results shall be certified by an Engineer and details lodged with the Planning Authority;
 - (d) Prior to the commencement of works on the site the applicant shall submit details of the watermain layout for the approval of the Area Engineer, Deansrath. Details shall include watermain size, the location of hydrants, sluice valves and metres;
 - (e) No building shall be located within 5 metres of a watermain which is less than 225 metres in diameter and within 8 metres of a watermain of 225mm or greater in diameter;
 - (f) No part of the perimeter of the building shall be greater than 46 metres from a hydrant.

REASON:

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

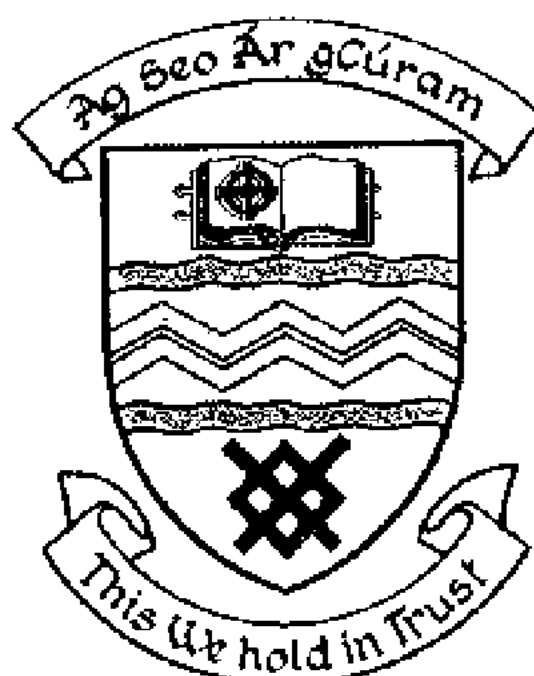
- 3 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 6 That a financial contribution in the sum of £5,319 (five thousand three hundred and nineteen pounds) EUR 6,754 (six thousand seven hundred and fifty four euros) 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.

- 7 That a financial contribution in the sum of £13,834 (thirteen thousand eight hundred and thirty four pounds) EUR 17,566 (seventeen thousand five hundred and sixty six euros) 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 Any lighting standards shall not exceed 4.0m-4.5m in height and any light fittings thereon shall be fully cut off with no light emitted above the horizontal plane through the light fitting. No buildings shall be erected on the west side of the fence which joins the restricted zone in respect of air safety policy regarding Casement Aerodrome.

REASON:

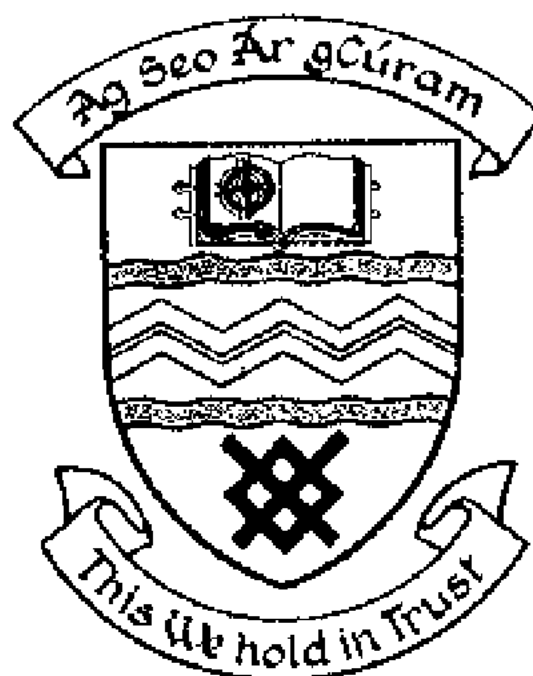
In the interest of public safety and to meet the requirements of the Department of Defence.

REG REF. S99A/0612

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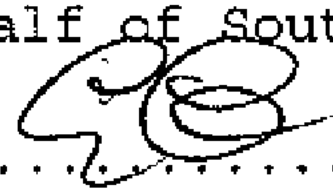


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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate 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.

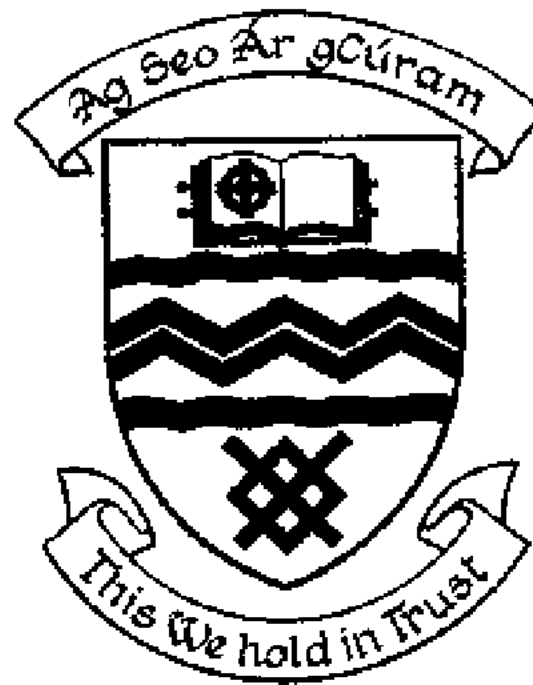
Signed on behalf of South Dublin County Council.


.....17/12/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2389	Date of Decision 01/11/1999
Register Reference S99A/0612	Date: 03/09/99

Applicant Fountains & Decor Ltd.,

Development Erection of a garden centre retail building (floor area 658.8 sq.m) at the location of and replacing 3 no. existing retail, office and toilet structures, having a combined floor area of 504 sq.m.

Location Brownstown House, Kingswood Cross, Naas Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

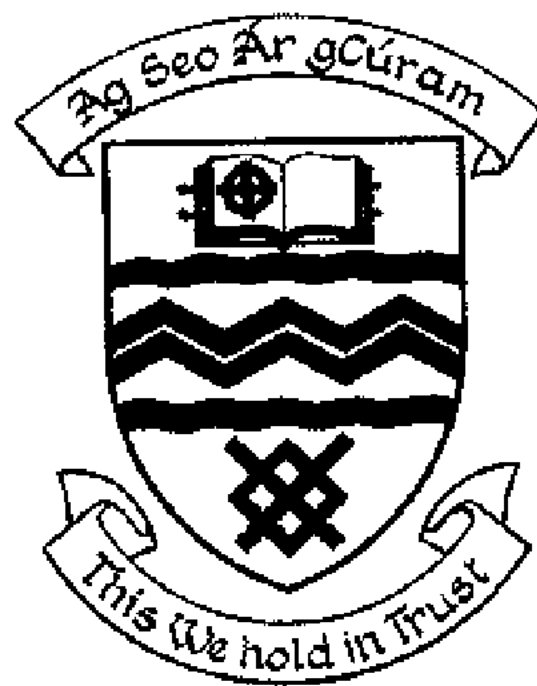
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 01/11/99
for SENIOR ADMINISTRATIVE OFFICER

Joseph Miller Dip.Arch.M.R.I.A.I.,
13 Eaton Square,
Terenure,
Dublin 6W.

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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 and as amended by Unsolicited Additional Information received on 11/10/99, 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 South Dublin County Council.

- (a) Developer to ensure full and complete separation of foul and surface water drainage systems;
- (b) The proposed soakage area shall be designed and constructed in accordance with BRE Digest 365, and certification of compliance by an Engineer shall be submitted to the Planning Authority;
- (c) Soakage tests shall be carried out in accordance with BRE Digest 365, results shall be certified by an Engineer and details lodged with the Planning Authority;
- (d) Prior to the commencement of works on the site the applicant shall submit details of the watermain layout for the approval of the Area Engineer, Deansrath. Details shall include watermain size, the location of hydrants, sluice valves and metres;
- (e) No building shall be located within 5 metres of a watermain which is less than 225 metres in diameter and within 8 metres of a watermain of 225mm or greater in diameter;
- (f) No part of the perimeter of the building shall be greater than 46 metres from a hydrant.

REASON:

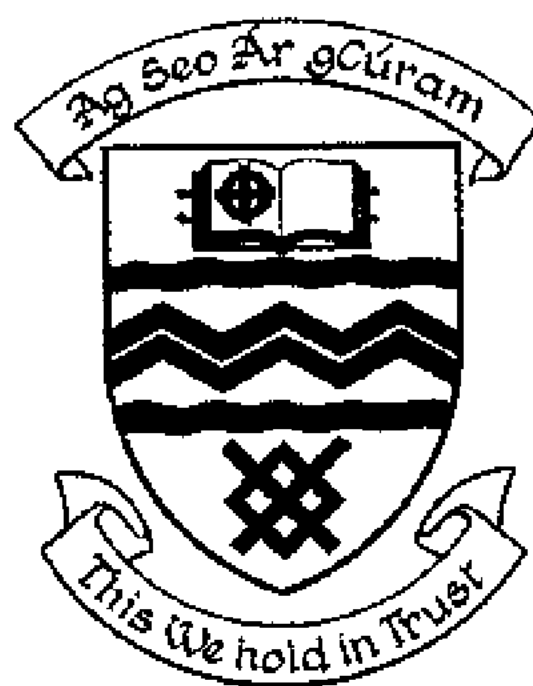
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 3 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan

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REG. REF. S99A/0612

Standards.

REASON:

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

- 4 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.

- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 6 That a financial contribution in the sum of £5,319 (five thousand three hundred and nineteen pounds) EUR 6,754 (six thousand seven hundred and fifty four euros) 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.

- 7 That a financial contribution in the sum of £13,834 (thirteen thousand eight hundred and thirty four pounds) EUR 17,566 (seventeen thousand five hundred and sixty six euros) 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

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REG REF. S99A/0612

that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 8 Any lighting standards shall not exceed 4.0m-4.5m in height and any light fittings thereon shall be fully cut off with no light emitted above the horizontal plane through the light fitting. No buildings shall be erected on the west side of the fence which joins the restricted zone in respect of air safety policy regarding Casement Aerodrome.

REASON:

In the interest of public safety and to meet the requirements of the Department of Defence.