

**CONDITIONS**

1. The development hereby permitted shall begin not later than five years from the date of this decision.  
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.
2. Samples of all external finishes shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced. The scheme shall be implemented in accordance with the approved details.  
Reason: In the interests of the visual amenities of the area.
3. Prior to the commencement of development details of a scheme for the disposal of all surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first occupation of the development.  
Reason: In the interests of the integrity of the water environment.