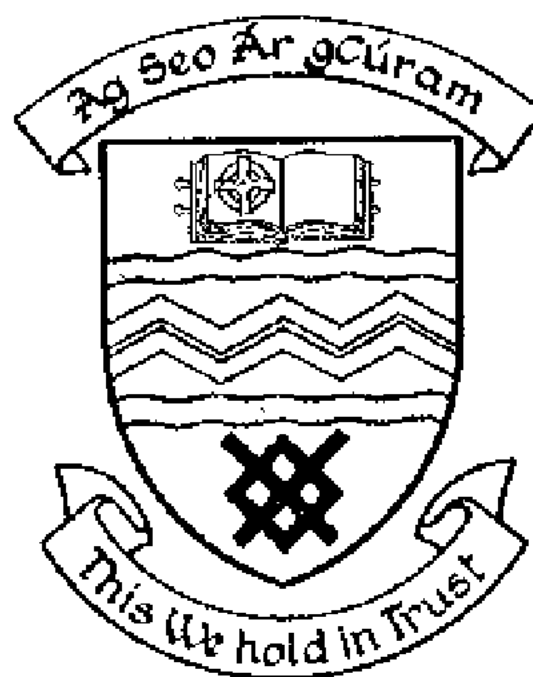


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0236	
1. Location	Lyons House, Newcastle, Co. Dublin.		
2. Development	Demolition of existing one storey gatelodge of Lyons House, and erection of new one storey gatelodge in replacement of the existing with new semi-circular forecourt, wall and piers. Existing septic tank to be relocated.		
3. Date of Application	14/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/07/98 2.	1. 01/09/98 2.
4. Submitted by	Name: De Blacam and Meagher Architects, Address: 29 Raglan Road, Ballsbridge, Dublin 4.		
5. Applicant	Name: Messrs. C.M., D.F., of S.T. Ryan, Address: Irlandia Investments, 9 Merrion Square, Dublin 2.		
6. Decision	O.C.M. No. 1878 Date 17/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2186 Date 29/10/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

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

**PLANNING
DEPARTMENT**

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

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

De Blacam and Meagher Architects,
29 Raglan Road,
Ballsbridge,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2186	Date of Final Grant 29/10/98
Decision Order Number 1878	Date of Decision 17/09/98
Register Reference S98A/0236	Date 1st September 1998

Applicant Messrs. C.M., D.F., of S.T. Ryan,

Development Demolition of existing one storey gatelodge of Lyons House, and erection of new one storey gatelodge in replacement of the existing with new semi-circular forecourt, wall and piers. Existing septic tank to be relocated.

Location Lyons House, Newcastle, Co. Dublin.

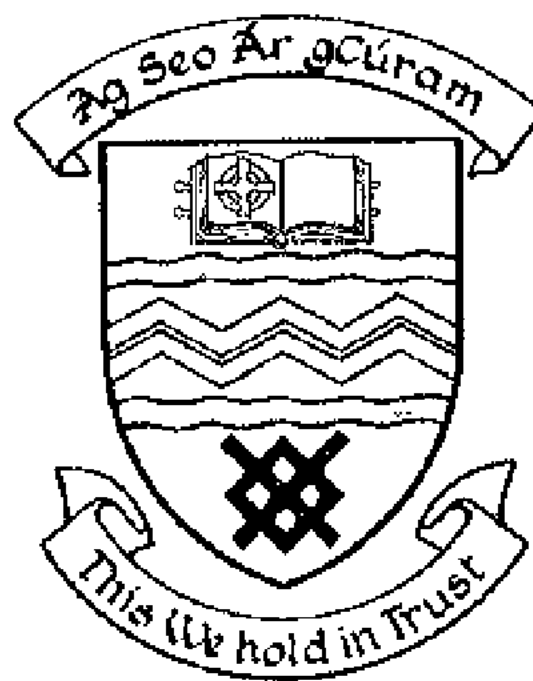
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/07/98 /01/09/98

A Permission has been granted for the development described above,
subject to the following (5) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING
DEPARTMENT

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

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

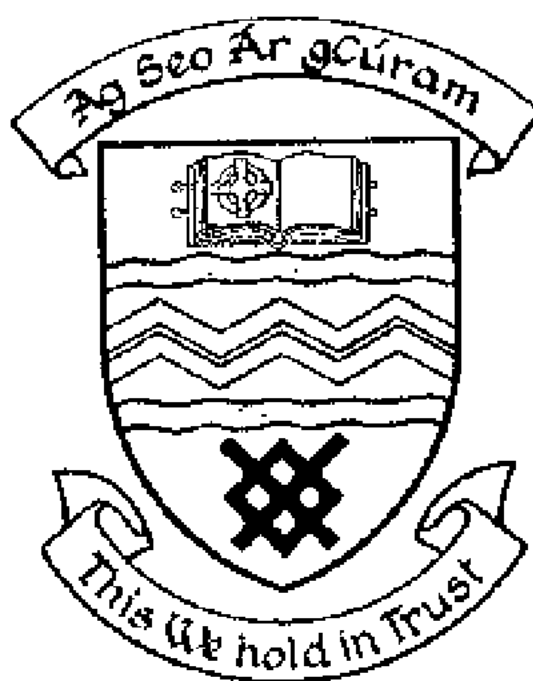
Conditions and Reasons

- 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 Additional Information received on 1st and 2nd September 1998, 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
 - 3 The proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
 - 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 Prior to the commencement of development a letter of consent from the adjoining property owner is to be forwarded to the Planning Authority consenting to the percolation area extending into their property.
REASON:
In the interest of the proper planning and development of the area.
- (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.

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



**PLANNING
DEPARTMENT**

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

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

- (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.

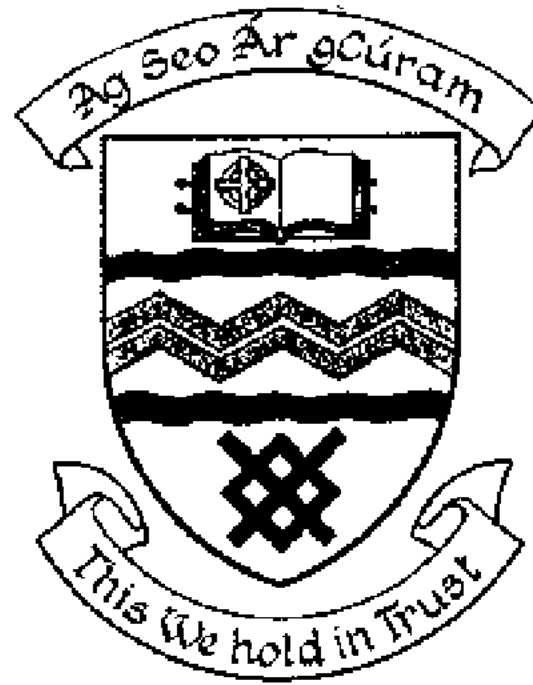
Signed on behalf of South Dublin County Council.

.....October 1998
for SENIOR ADMINISTRATIVE OFFICER

**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



**PLANNING
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

Decision Order Number 1368	Date of Decision 09/07/98
Register Reference S98A/0236	Date 14th April 1998

Applicant Development Messrs. C.M., D.F., of S.T. Ryan,
Demolition of existing one storey gatelodge of Lyons House,
and erection of new one storey gatelodge in replacement of
the existing with new semi-circular forecourt, wall and
piers. Existing septic tank to be relocated.

Location Lyons House, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/04/98 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:

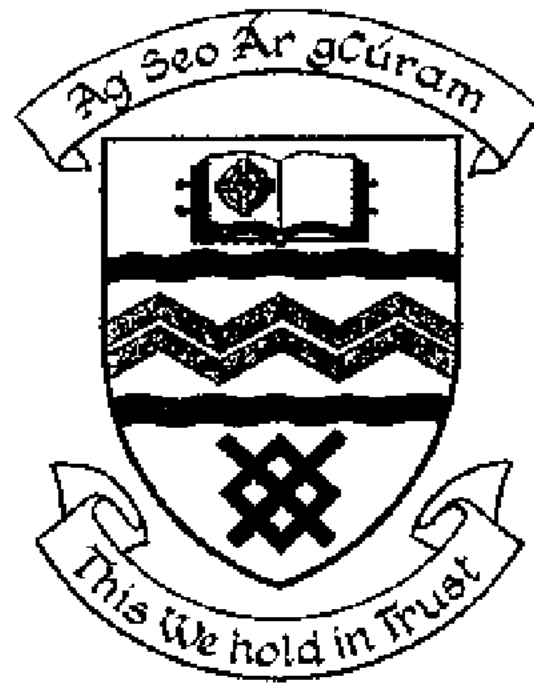
- 1 The site is located off a substandard rural road and visibility at the access, particularly to the left exiting site is substandard. Provision for vision splays of 90 metres from a three metre setback is usually required for entrances to developments such as that proposed. The applicant is requested to submit his proposals as to how vision at the entrance to the site can be improved.

NOTE: The applicant is advised to consult with the Roads Department prior to submission.

- 2 The submission does not include details of any supervised percolation tests or details of the proposed position of the existing and proposed percolation and reserve percolation

De Blacam and Meagher Architects,
29 Raglan Road,
Ballsbridge,
Dublin 4.

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
REG REF. S98A/0236

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

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

areas. In this regard it is noted that the site is not large enough for the requirements set out in SR.6, 1991 to be accommodated within the development. The applicant is requested to indicate how the requirements of S.R.6 can be complied with within the development and to submit details of the proposed percolation and reserve percolation areas and test results.

- 3 The entrance opposite the applicant's site consists of ornate gates and ornate railings supported on granite plinths and granite pillars. The walls on either side of the entrance are constructed in limestone. The applicants proposal to provide a sweep similar to the one opposite and constructing it in rendered blockwork with stone patterning and stone ageing would be out of character with the prevailing stonework. The applicant is asked to clarify whether or not he can provide for a standard of stonework more in keeping with the existing standard of development in the area, or alternatively amend the proposed layout relative to the entrance.

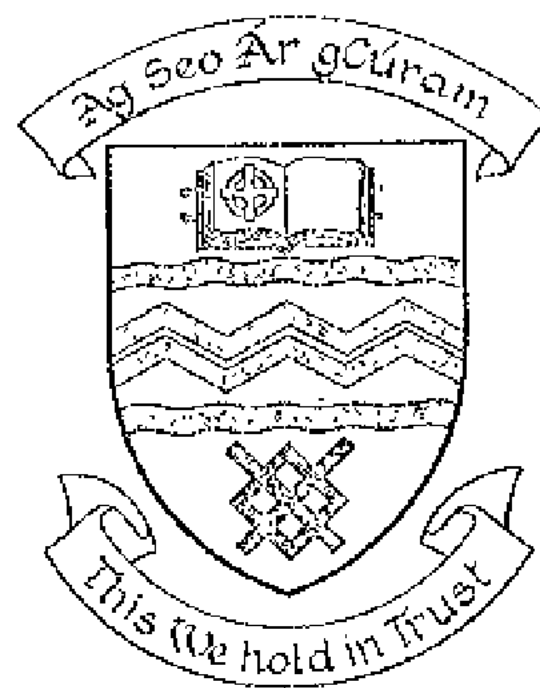
NOTE: The applicant is advised to consult with the Environmental Health Officer's office prior to submission.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

09/07/98

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

PLANNING
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

Order Number 0989	Date of Order 21/05/98
Register Reference S98A/0236	Date 14th April 1998

Applicant Messrs. C.M., D.F., of S.T. Ryan,

Development Demolition of existing one storey gatelodge of Lyons House, and erection of new one storey gatelodge in replacement of the existing with new semi-circular forecourt, wall and piers. Existing septic tank to be relocated.

Location Lyons House, Newcastle, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 07/05/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

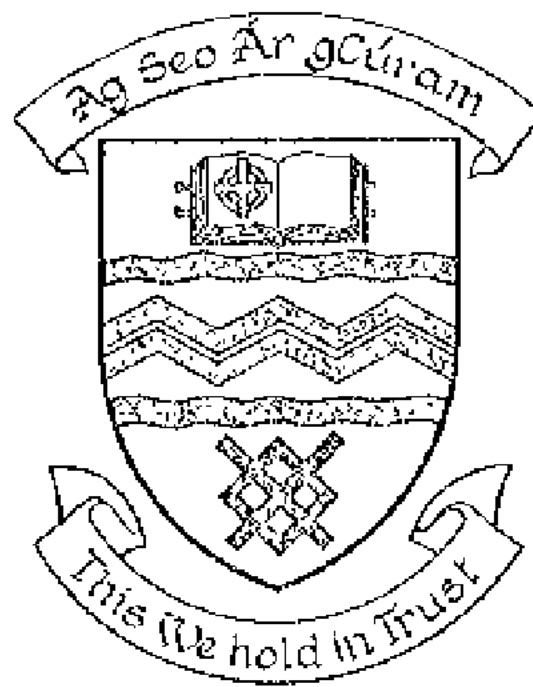
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

De Blacam and Meagher Architects,
29 Raglan Road,
Ballsbridge,
Dublin 4.

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
REG REF. S98A/0236

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

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

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....D.C..... 22/05/98
for Senior Administrative Officer.