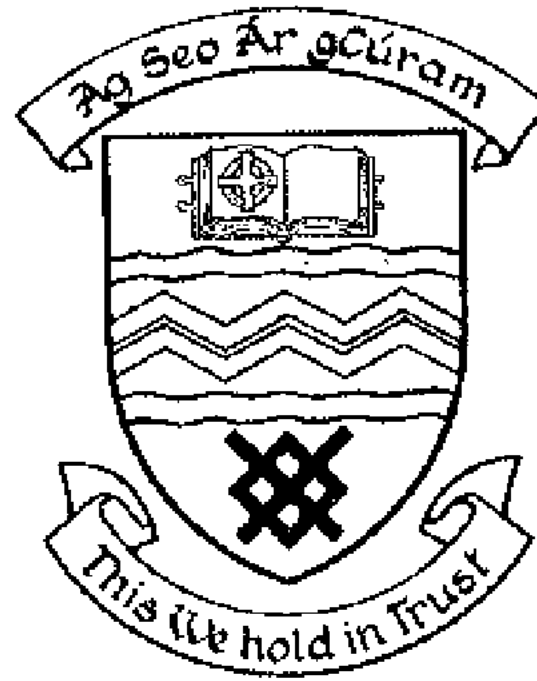


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0041	
1. Location	Round House, Spa Hotel Grounds, Lucan, Co. Dublin.		
2. Development	Dwellinghouse, to include the removal of an existing shared septic tank and the connection of existing and proposed buildings to the public sewer.		
3. Date of Application	30/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/03/98 2.	1. 23/04/98 2.
4. Submitted by	Name: Herr Engineering & Design Ltd., Address: 2 Jocelyn Place, Dundalk,		
5. Applicant	Name: Edward & Josephine Duke, Address: Round House, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1219  Date 19/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1526  Date 29/07/98	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.			

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Dublin 24

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Herr Engineering & Design Ltd.,  
2 Jocelyn Place,  
Dundalk,  
Co. Louth.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1526	<b>Date of Final Grant</b> 29/07/98
<b>Decision Order Number</b> 1219	<b>Date of Decision</b> 19/06/98
<b>Register Reference</b> S98A/0041	<b>Date</b> 23rd April 1998

**Applicant** Edward & Josephine Duke,

**Development** Dwellinghouse, to include the removal of an existing shared septic tank and the connection of existing and proposed buildings to the public sewer.

**Location** Round House, Spa Hotel Grounds, Lucan, Co. Dublin.

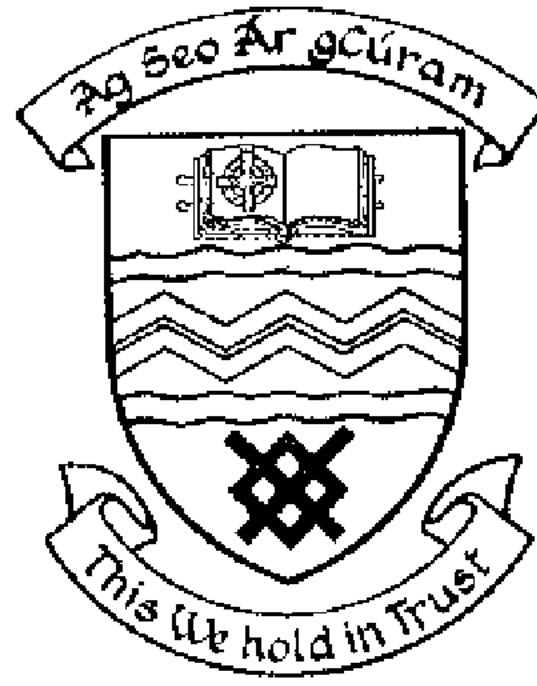
**Floor Area** 293.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 25/03/98 /23/04/98

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

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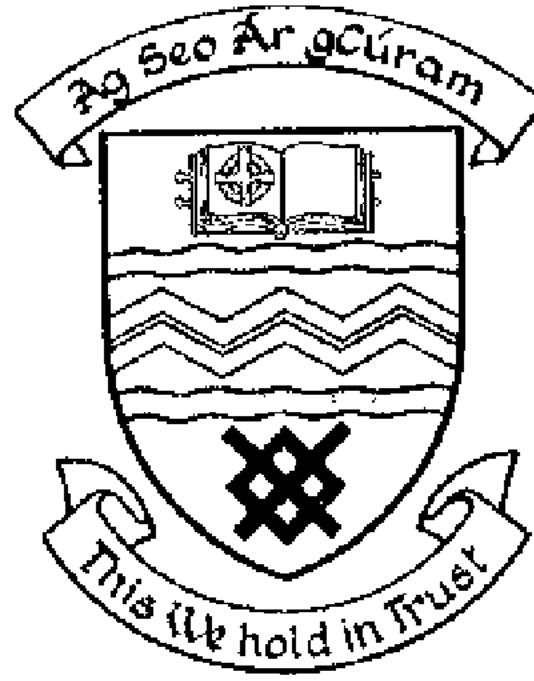
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received on 23.04.98, 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 proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 That the first floor windows shown in the east side elevation drawing shall be fitted with obscure glazing.  
REASON:  
To protect the amenity of the adjoining property.
- 5 That the roof tiles/slates shall be in black or dark grey in colour and the external finishes shall be in painted plaster or dash and stone or forticrete finish.  
REASON:  
In the interest of visual amenity.
- 6 No surface water may be discharged into the foul drainage system. Soakage tests and soakpits shall be in accordance with the standards set out in BRE digest 365.  
REASON:  
In the interest of the proper planning and development of the area.

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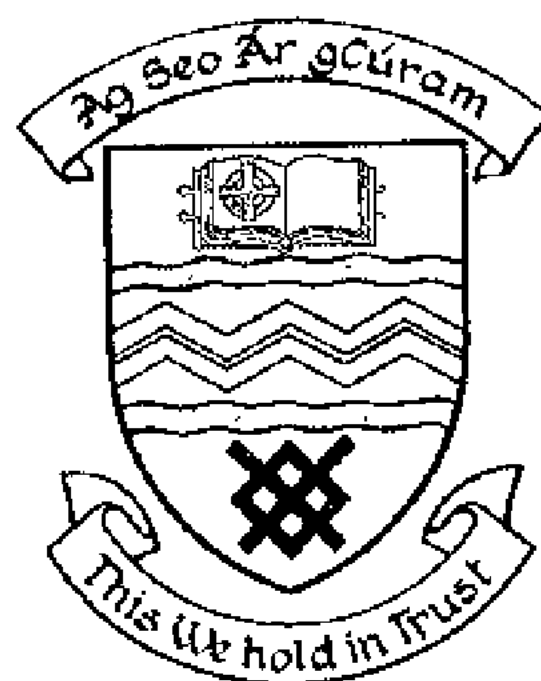
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- 7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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.
- 8 That a financial contribution in the sum of £100 (one hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.
- 9 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

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- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.
- (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.

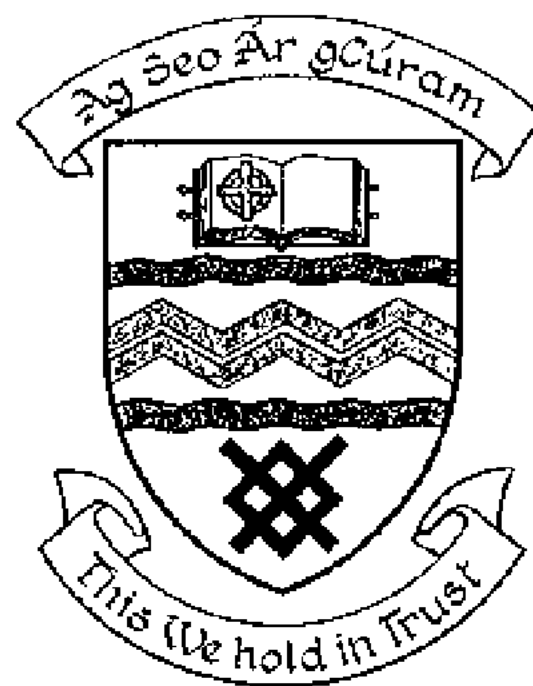
Signed on behalf of South Dublin County Council.

  
..... 5 August 1998  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0520	Date of Decision 25/03/98
Register Reference S98A/0041	Date 30th January 1998

**Applicant** Edward & Josephine Duke,  
**Development** Dwellinghouse, to include the removal of an existing shared septic tank and the connection of existing and proposed buildings to the public sewer.

**Location** Round House, Spa Hotel Grounds, Lucan, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/01/98 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 It is the opinion of the Council that the development as proposed would seriously detract from the character and setting of the 18th Century Round house to the west, would result in overlooking of the bungalow to the east and would seriously intrude on the Liffey Valley. The applicant is therefore requested to clarify whether or not it is feasible to revise the proposal in such a manner that it will not affect the setting and privacy of the adjoining dwellings and so that it will be less intrusive on the Liffey Valley. A revised proposal may involve the re-positioning of the house on site.
- 2 The applicant is requested to submit details of site contours and finished floor levels for the proposed development.

Herr Engineering & Design Ltd.,  
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Co. Louth.

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REG REF. S98A/0041



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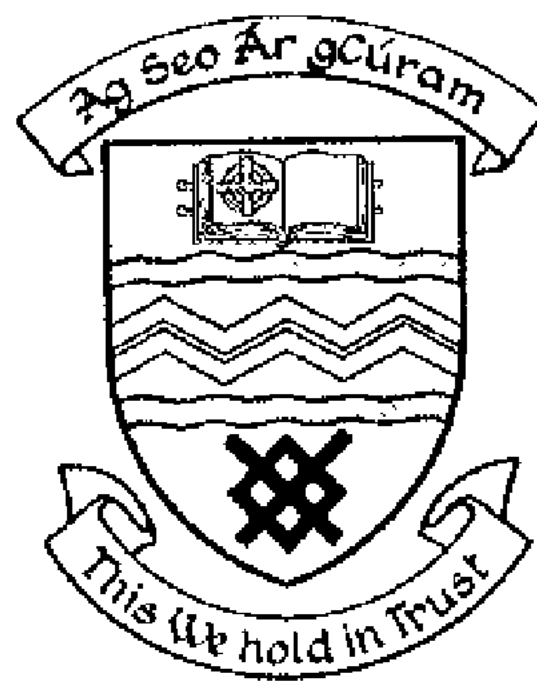
Fax: 01-414 9104

signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

26/03/98

SOUTH DUBLIN COUNTY COUNCIL  
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- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

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for SENIOR ADMINISTRATIVE OFFICER

✓

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Decision Order Number 0520	Date of Decision 25/03/98
Register Reference S98A/0041	Date 30th January 1998

**Applicant Development** Edward & Josephine Duke,  
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septic tank and the connection of existing and proposed  
buildings to the public sewer.

**Location** Round House, Spa Hotel Gounds, Lucan, Co. Dublin.

**App. Type** Permission

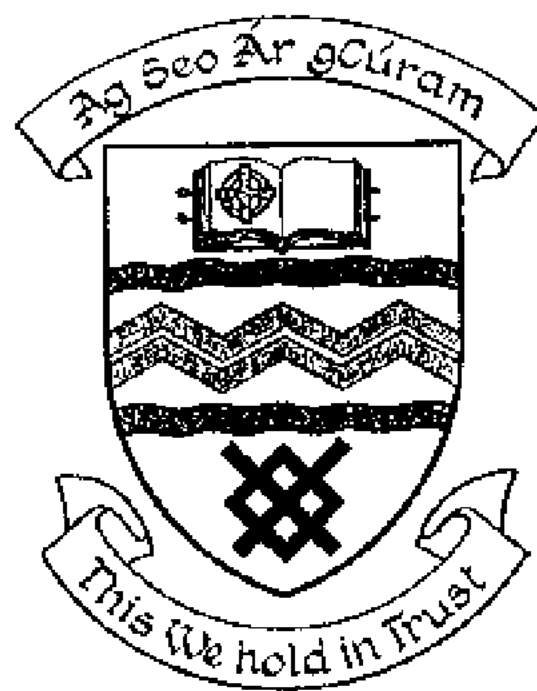
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26/03/98