

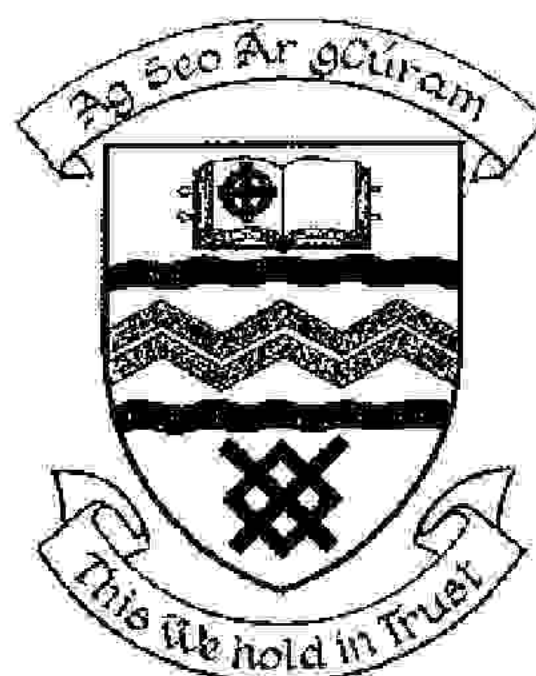
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0881	
1. Location	Finnstown House Hotel, Lucan, Co. Dublin.		
2. Development	Demolition of existing elements of a protected structure, and for the erection of functions room with ancillary spaces including kitchen, also for administration and staff facilities at mezzanine floor level and associated carparking on site of a protected structure.		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/02/2001 2.	1. 02/04/2001 2.
4. Submitted by	Name: Oliver J. Ganly Architect, Address: Highgate, Roselawn, Ballydowd, Lucan,		
5. Applicant	Name: F.T.C.H. Ltd., Address: Finnstown House Hotel, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2064 Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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

M

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 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 2064	Date of Decision 31/05/2001
Register Reference S00A/0881	Date: 20/12/00

Applicant F.T.C.H. Ltd.,

Development Demolition of existing elements of a protected structure,
and for the erection of functions room with ancillary spaces
including kitchen, also for administration and staff
facilities at mezzanine floor level and associated
carparking on site of a protected structure.

Location Finnstown House Hotel, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/02/2001 /02/04/2001

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

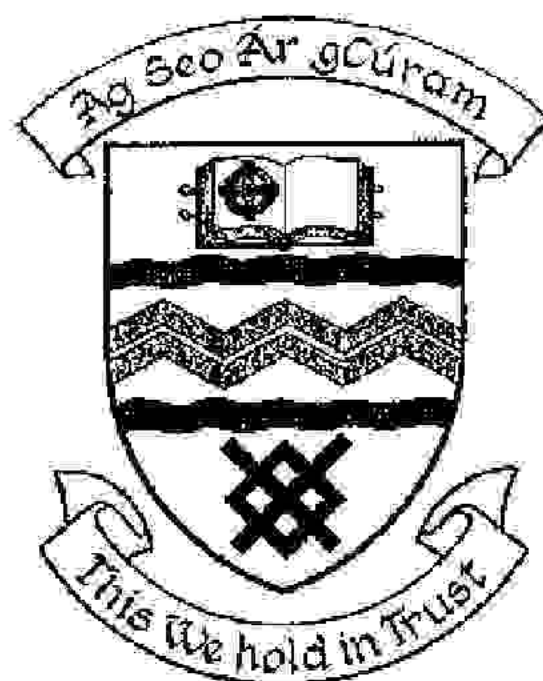
 31/05/01
for SENIOR ADMINISTRATIVE OFFICER

Oliver J. Ganly Architect,
Highgate, Roselawn,
Ballydowd, Lucan,
Co. Dublin.

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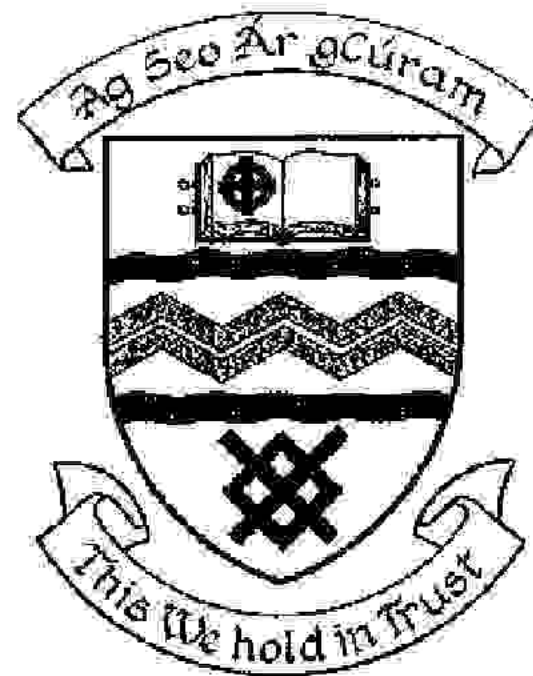
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 02/04/2001, 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 use of copper as the covering above the bay window is to be substituted with lead.
REASON:
In the interest of visual amenity.
- 3 The stone from the section of yard wall to be removed is to be salvaged and used to face the bar building. This stone is to be laid using a lime mortar.
REASON:
In the interest of visual amenity and for the sustainable re-use of materials within the site.
- 4 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.
- 5 Prior to the commencement of any works on site the applicant is to submit for agreement by the Planning Authority the exact route of the proposed realigned driveway to the rear access yard, which shall minimise damage to the existing woodland located to the north of the Hotel.
REASON:
In the interest of protecting the sylvan character of the site.
- 6 Prior to the commencement of any works on site the applicant is to submit for agreement by the Planning Authority the

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precise details in relation to the extension and improvement of the existing car-parks (to provide an additional 48 car-spaces) i.e. proposed kerbing, surfacing, etc.

REASON:

In the interest of protecting the sylvan character of the site.

- 7 Prior to the commencement of the development the applicant, is to submit for the agreement by the Planning Authority a detailed Landscape Plan for the treatment of the new car-park areas and function room building/new entrance driveway, together with a plan for the future management of the existing woodlands on the site.

REASON:

In the interest of amenity.

- 8 That a financial contribution in the sum of £4,747 (four thousand seven hundred and forty seven pounds) EUR 6,027 (six thousand and twenty seven 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:

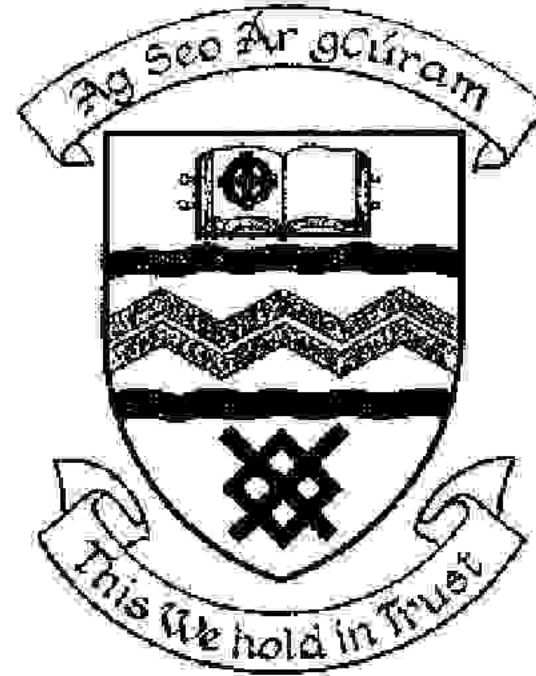
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of £12,348 (twelve thousand three hundred and forty eight pounds) EUR 15,679 (fifteen thousand six hundred and seventy nine 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 10 That a financial contribution in the sum of £1,428 (one thousand four hundred and twenty eight pounds) EUR 1,814 (one thousand eight hundred and fourteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0881	
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3a. Type of Application	Permission	1. 12/02/2001 2.	1. 02/04/2001 2.
4. Submitted by	Name: Oliver J. Ganly Architect, Address: Highgate, Roselawn, Ballydowd, Lucan,		
5. Applicant	Name: F.T.C.H. Ltd., Address: Finnstown House Hotel, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2064 Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2409 Date 16/07/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
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13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	

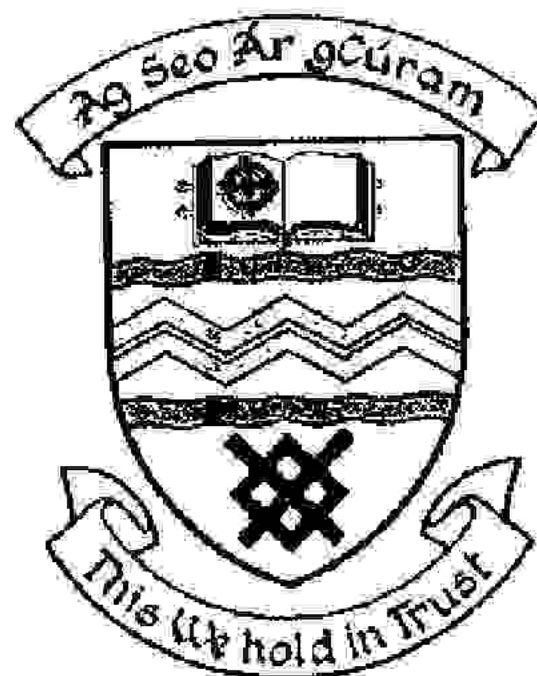
14.

Registrar

Date

Receipt No.

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Oliver J. Ganly Architect,
Highgate, Roselawn,
Ballydowd, Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2409	Date of Final Grant 16/07/2001
Decision Order Number 2064	Date of Decision 31/05/2001
Register Reference S00A/0881	Date 02/04/01

Applicant F.T.C.H. Ltd.,

Development Demolition of existing elements of a protected structure, and for the erection of functions room with ancillary spaces including kitchen, also for administration and staff facilities at mezzanine floor level and associated carparking on site of a protected structure.

Location Finnstown House Hotel, Lucan, Co. Dublin.

Floor Area 588.00 Sq Metres

Time extension(s) up to and including

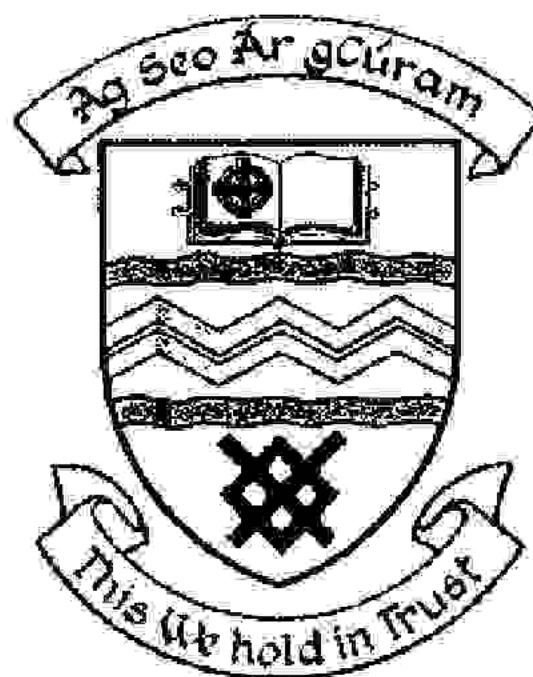
Additional Information Requested/Received 12/02/2001 /02/04/2001

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

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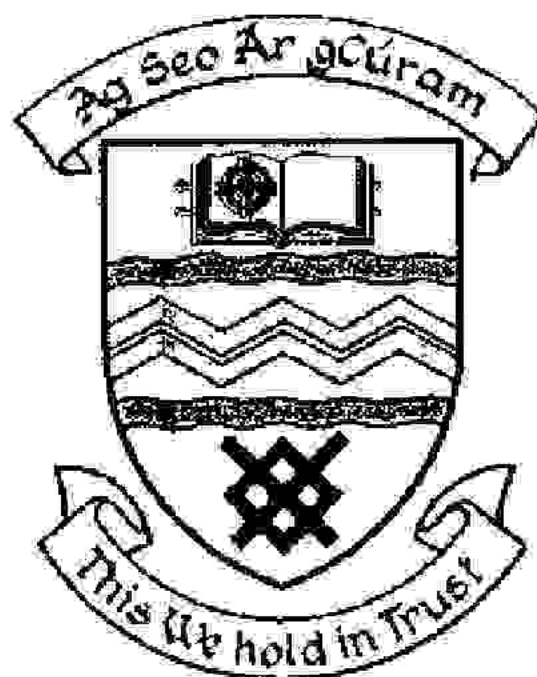
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 02/04/2001, 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 use of copper as the covering above the bay window is to be substituted with lead.
REASON:
In the interest of visual amenity.
- 3 The stone from the section of yard wall to be removed is to be salvaged and used to face the bar building. This stone is to be laid using a lime mortar.
REASON:
In the interest of visual amenity and for the sustainable re-use of materials within the site.
- 4 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.
- 5 Prior to the commencement of any works on site the applicant is to submit for agreement by the Planning Authority the exact route of the proposed realigned driveway to the rear access yard, which shall minimise damage to the existing woodland located to the north of the Hotel.
REASON:
In the interest of protecting the sylvan character of the site.
- 6 Prior to the commencement of any works on site the applicant is to submit for agreement by the Planning Authority the precise details in relation to the extension and improvement of the existing car-parks (to provide an additional 48 car-spaces) i.e. proposed kerbing, surfacing, etc.
REASON:
In the interest of protecting the sylvan character of the site.

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- 7 Prior to the commencement of the development the applicant, is to submit for the agreement by the Planning Authority a detailed Landscape Plan for the treatment of the new car-park areas and function room building/new entrance driveway, together with a plan for the future management of the existing woodlands on the site.

REASON:

In the interest of amenity.

- 8 That a financial contribution in the sum of £4,747 (four thousand seven hundred and forty seven pounds) EUR 6,027 (six thousand and twenty seven 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.

- 9 That a financial contribution in the sum of £12,348 (twelve thousand three hundred and forty eight pounds) EUR 15,679 (fifteen thousand six hundred and seventy nine 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.

- 10 That a financial contribution in the sum of £1,428 (one thousand four hundred and twenty eight pounds) EUR 1,814 (one thousand eight hundred and fourteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

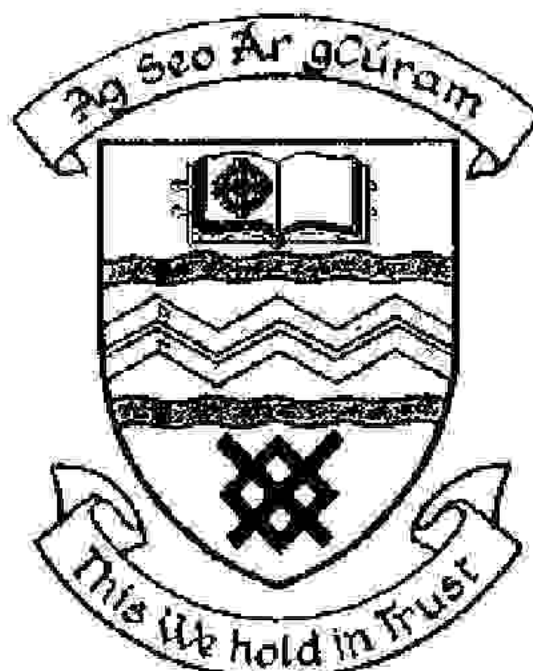
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the development should contribute towards
the cost of the works.

- (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.

[Signature]17/07/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0881	
1. Location	Finnstown House Hotel, Lucan, Co. Dublin.		
2. Development	Demolition of existing elements of a protected structure, and for the erection of functions room with ancillary spaces including kitchen, also for administration and staff facilities at mezzanine floor level and associated carparking on site of a protected structure.		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/02/2001 2.	1. 02/04/2001 2.
4. Submitted by	Name: Oliver J. Ganly Architect, Address: Highgate, Roselawn, Ballydowd, Lucan,		
5. Applicant	Name: F.T.C.H. Ltd., Address: Finnstown House Hotel, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2064 Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

Linda

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

Decision Order Number 0320	Date of Decision 12/02/2001
Register Reference S00A/0881	Date: 20/12/00

Applicant F.T.C.H. Ltd.,
Development Erection of a function room with ancillary spaces including kitchen also for administration and staff facilities at mezzanine floor level on site of a protected structure.

Location Finnstown House Hotel, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/12/00 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:

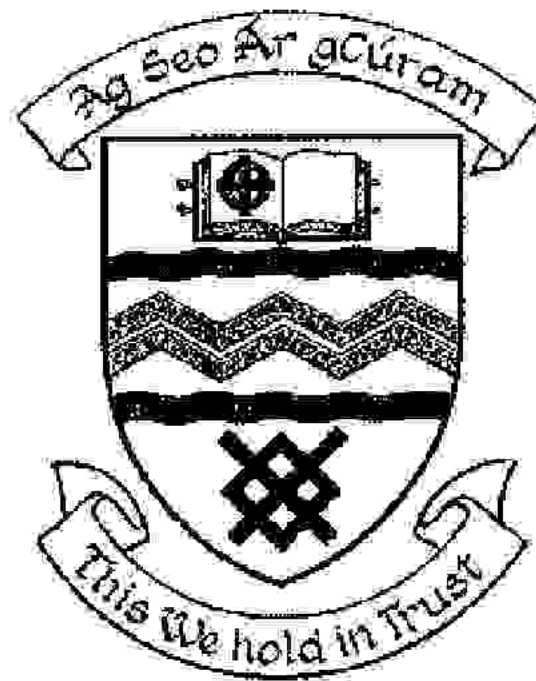
- 1 The applicant is requested to make revised accurate public notification (press and site notices) stating that the proposed development includes the demolition of existing elements of the Protected Structure, whether these constitute modern additions to the original premises or otherwise.
- 2 The applicant is requested to submit a parking layout for the site. The applicant shall note that the Roads Department calculate the extra parking requirement as 48 spaces, yet no further spaces are provided for. Any additional parking areas should avoid any disturbance to trees.
- 3 The applicant is requested to submit a tree survey from a competent specialist. It shall fully address the likely impact/implications of the proposed extension and the provision of any additional parking spaces on trees within the site.

Oliver J. Ganly Architect,
Highgate, Roselawn,
Ballydowd, Lucan,
Co. Dublin.

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- 4 The applicant is requested to submit survey elevational drawings illustrating the structures/extensions to be demolished.
- 5 The applicant is requested to provide clear information in relation to how it is proposed to ensure that the original house will not be damaged during the proposed works.
- 6 The applicant is requested to submit a revised site plan which indicates the use of all buildings in the vicinity of the hotel building.
- 7 The applicant is requested to provide further details in relation to the semi-circular feature on the roof (shown on the south-east elevation). Specifically, what is proposed and how is it to be finished?

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

13/02/01