

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/835
1. LOCATION	Finnstown House, Lucan, Co. Dublin.		
2. PROPOSAL	Change of use of house to hotel and associated construction works		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 10th June, 1986	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name Mark O'Reilly & Assocs.,		
	Address Greenmount House, Harolds Cross Road, Dublin 6.		
5. APPLICANT	Name F. T. H. Ltd.,		
	Address Esker Lane, Rahenree, Lucan, Co. Dublin.		
6. DECISION	O.C.M. No. P/2875/86		Notified 7th Aug., 1986
	Date 7th Aug., 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3498/86		Notified 18th Sept., 1986
	Date 18th Sept., 1986		Effect Permission granted
8. APPEAL	Notified		Decision
	Type		Effect
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/3498/86

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To Mark O'Reilly & Assoc.,

Decision Order

Number and Date P/2875/86... 7.8.86

Greenmount House,

Register Reference No. 86A/835

Harolds Cross Road,

Planning Control No.

Dublin 6

Application Received on 10.6.86

Applicant F.T.H. Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed change of use of unoccupied dwelling to Hotel at Finnstown House, Lucan, and for construction of the following Associated Buildings on the Site: Bedroom Block, Kitchen and toilet extensions, stables, tennis court, car parking, alterations to entrance gate and advertising sign

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £7,810. be paid by the proposer to the 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.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
5. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. 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.
4. In the interest of safety and the avoidance of fire hazard.
5. In the interest of Health.

Contd/....

Signed on behalf of the Dublin County Council

For Principal Officer

Date

18 SEP 1986

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

Form A1—Future Print Ltd.

P/3498/86

6. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this regard -

- (a) design drawings of the proposed septic tank and percolation shall be submitted to the Planning Authority prior to the commencement of development.
- (b) A 100mm. watermain shall be laid from the Lucan/Newcastle Road with duckfoot hydrant at end of main at Hotel.
- (c) Service off this watermain is to be metered.
- (d) all connections, swabbing and chlorination to be carried out by Dublin County Council at the developers expense.
- (e) 24 hour storage required.

7. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.

8. That carparking areas as indicated on lodged plans be set out and be operational prior to commencement of use authorized by this permission.

9. That access arrangements to the site from the proposed Lucan/Newcastle to be in accordance with the requirements of the Roads Dept., Dublin County Council.

10. That a detailed tree survey and management plan for the retention and protection of on site trees and woodlands be submitted and approved by the Planning Authority prior to commencement of the development.

11. That all internal ornate plasterwork shall be protected during development works.

12. That prior to commencement of development the applicant make a financial contribution of £4,400. towards the provision of a public footpath on the Lucan to Newcastle Road.

13. That the septic tank and percolation areas design and location be agreed with the Supervising Health Inspector prior to commencement of development.

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

7. In the interest of amenity.

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

9. In the interest of traffic safety.

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

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

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

13. In the interest of Health.

18 SEP 1986