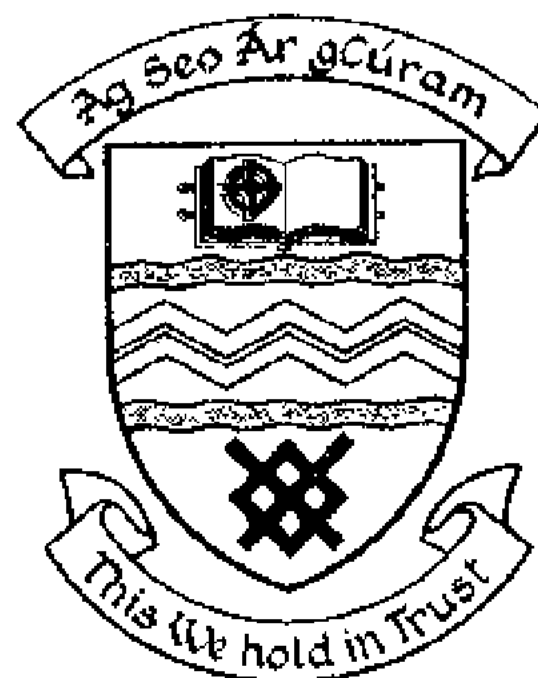


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0404	
1. Location	Round House, Spa Hotel Grounds, Lucan, Co. Dublin.		
2. Development	Dwelling house to include the removal of an existing shared septic tank and the connection of existing and proposed buildings to the public sewer.		
3. Date of Application	18/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/08/1999 2. 21/10/19	1. 23/08/1999 2. 26/10/19
4. Submitted by	Name: Declan J. Kirwan, Address: c/o Herr Engineering & Design Ltd., 2 Jocelyn Place,		
5. Applicant	Name: Edward & Josephine Duke, Address: 7 Ballygoran Court, Cellbridge, Co. Kildare.		
6. Decision	O.C.M. No. 2848 Date 21/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 211 Date 04/02/2000	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



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
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Declan J. Kirwan,
c/o Herr Engineering & Design Ltd.,
2 Jocelyn Place,
Dundalk,
Co. Louth.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 211	Date of Final Grant 04/02/2000
Decision Order Number 2848	Date of Decision 21/12/1999
Register Reference S99A/0404	Date 26/10/99

Applicant Edward & Josephine Duke,

Development Dwelling house 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.

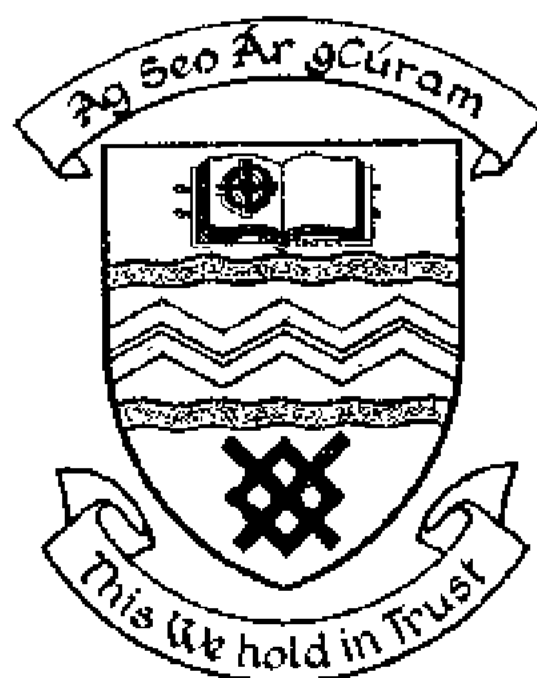
Floor Area 250.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/08/1999 /23/08/1999

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

REG REF. S99A/0404
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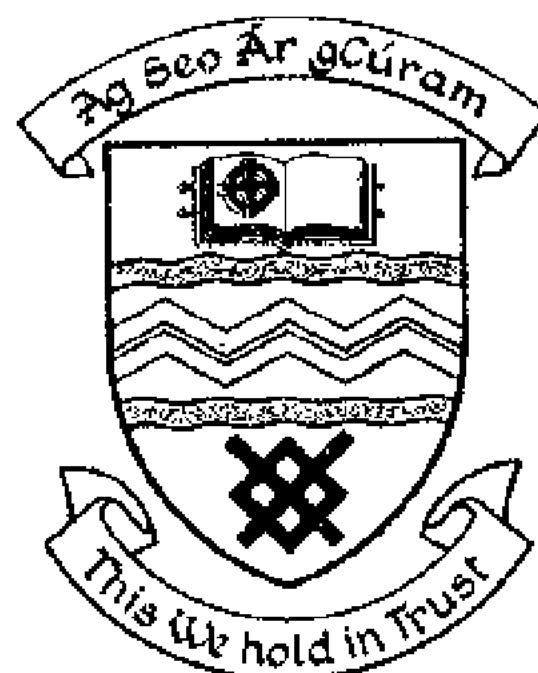
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Conditions and Reasons

- 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 way of additional information received 23/08/99, clarification of additional information received 26/10/99 and unsolicited information received 01/07/99, 06/07/99, 14/07/99 and 27/10/99 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 location of the proposed dwelling house shall be revised to match the precise location of the development permitted under S98A/0041. Full details of this revision shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 3 The proposed house shall be used as a single residential unit only.
REASON:
To ensure that the proposal is used as a single residential unit only.
- 4 The first floor windows located on the east and west elevations shall be glazed with obscure glazing and shall be permanently maintained with such glazing. These windows shall be designed so as to be incapable of being opened in such a manner as to readily afford a view over the adjoining buildings to the east and west.
REASON:
In the interest of visual amenity.
- 5 The proposed development shall be finished in painted nap-finish render and shall have timber hardwood frames for both windows and doors. The roof slates shall be black in colour.
REASON:
In the interest of visual amenity.
- 6 Prior to the commencement of development, full details of the proposed screening on both the east and west boundaries of the site shall be submitted for the written agreement of the Planning Authority.
REASON:

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SOUTH DUBLIN COUNTY COUNCIL
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In the interest of the proper planning and development of the area.

- 7 Prior to the commencement of development, full details of the boundary treatment along southern perimeter of the site, which shall be in keeping with historic setting of the area, shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 8 The beech trees identified on the site location plan received 27/10/99 shall be retained and shall be protected by post and rail fencing erected 10m from the bole of the tree nearest the proposed house. This fencing shall be erected by the developer and shall be inspected by an official from the Parks and Landscape Services Department prior to the commencement of development.

REASON:

In the interest of protecting the trees to be retained.

- 9 Prior to commencement of development, a tree bond of £6,000 (six thousand pounds) EUR 7618 (seven thousand six hundred and eighteen euros) shall be lodged with South Dublin County Council to ensure the protection of the two trees retained on site. This bond will be released twelve months after completion of all site works once it has been ascertained that the two mature beech trees specified for retention on the site plan, submitted 27/10/99, have been preserved.

REASON:

In the interest of protecting the trees to be retained.

- 10 No changes in ground level or excavation for services shall take place within 10 metres of the central bole of the trees.

REASON:

In the interest of protecting the trees to be retained.

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council as follows:

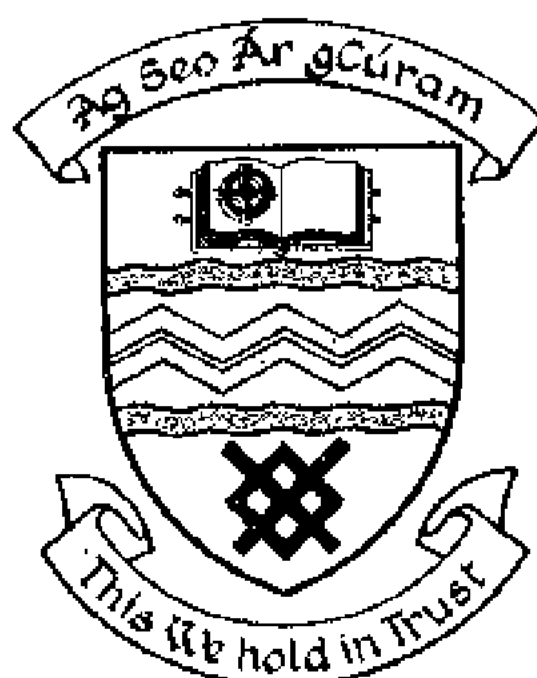
- (a) Prior to commencement of development, the developer shall submit written evidence of permission to connect to private sewer.

REG REF. S99A/0404

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- (b) The developer shall connect surface water drainage to an existing or proposed surface water sewer as the use of two soak pits is not acceptable.
- (c) Prior to the commencement of development, the developer shall submit full details, to the satisfaction of the Environmental Services Department, of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- (d) The developer shall ensure full and complete separation of foul and surface water systems.
- (e) No building shall be located within 5m of a public sewer with potential to be taken in charge.
- (f) The connection and tapping of the main shall be carried out by South Dublin County Council personnel at the developer's prior expense.
- (g) Twenty four hour storage shall be provided.
- (h) The dwelling shall not be greater than 46m from a hydrant.

REASON:

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

- 12 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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:

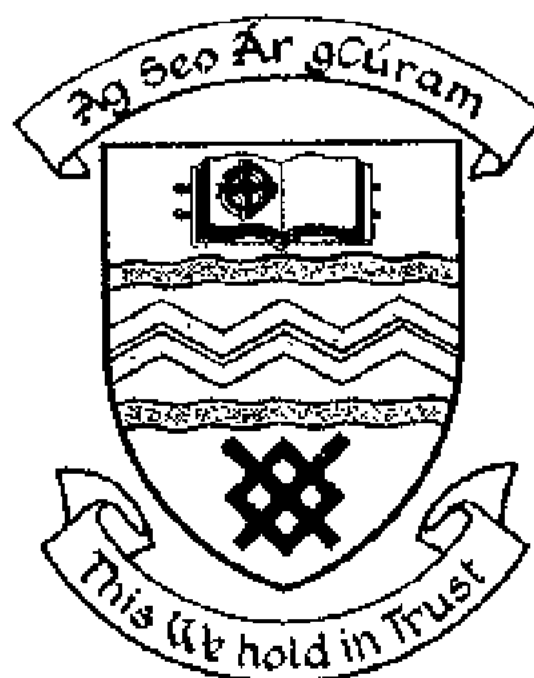
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of £2100.00 (two thousand one hundred pounds) EUR2666 (two thousand six hundred and sixty six 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;

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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.

- 14 That a financial contribution in the sum of £1000.00 (one thousand pounds) EUR1270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 15 That a financial contribution in the sum of £400 (four hundred pounds) EUR508 (five hundred and eight 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:

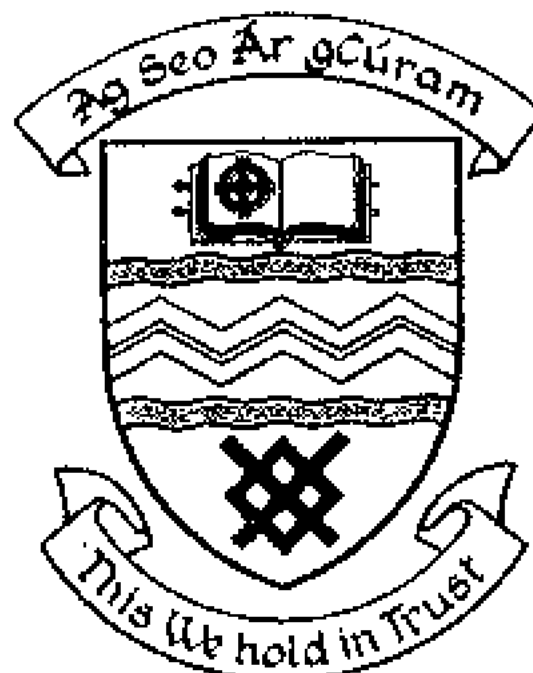
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 16 That in the event of connection to the public sewer a financial contribution in the sum of £100.00 (one hundred pounds) EUR127 (one hundred and twenty seven euros) 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.

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- 17 That in the event of connection to the public sewer a financial contribution in the sum of £366.00 (three hundred and sixty six pounds) EUR465 (four hundred and sixty five euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Spa Rising Main 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 developer should contribute towards the cost of the works.

- 18 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- (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.

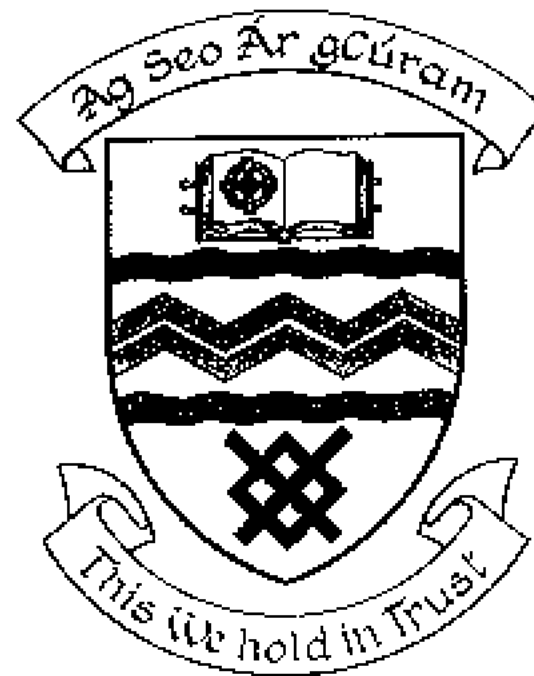
Signed on behalf of South Dublin County Council.

[Signature]
04/02/00
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2848	Date of Decision 21/12/1999
Register Reference S99A/0404	Date: 18/06/99

Applicant Edward & Josephine Duke,

Development Dwelling house 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 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/08/1999 /23/08/1999

Clarification of Additional Information Requested/Received 21/10/1999 / 26/10/1999

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

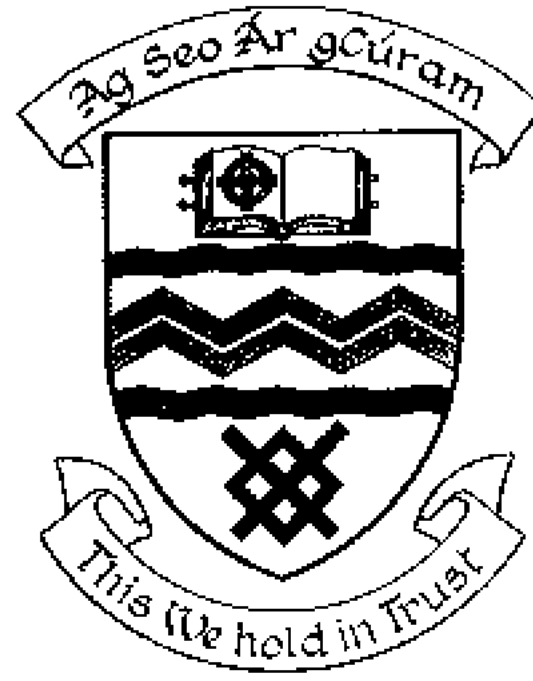
..... 21/12/99
for SENIOR ADMINISTRATIVE OFFICER

Declan J. Kirwan,
c/o Herr Engineering & Design Ltd.,
2 Jocelyn Place,
Dundalk,
Co. Louth.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG. REF. S99A/0404

REASON:

In the interest of visual amenity.

- 6 Prior to the commencement of development, full details of the proposed screening on both the east and west boundaries of the site shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 7 Prior to the commencement of development, full details of the boundary treatment along southern perimeter of the site, which shall be in keeping with historic setting of the area, shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 8 The beech trees identified on the site location plan received 27/10/99 shall be retained and shall be protected by post and rail fencing erected 10m from the bole of the tree nearest the proposed house. This fencing shall be erected by the developer and shall be inspected by an official from the Parks and Landscape Services Department prior to the commencement of development.

REASON:

In the interest of protecting the trees to be retained.

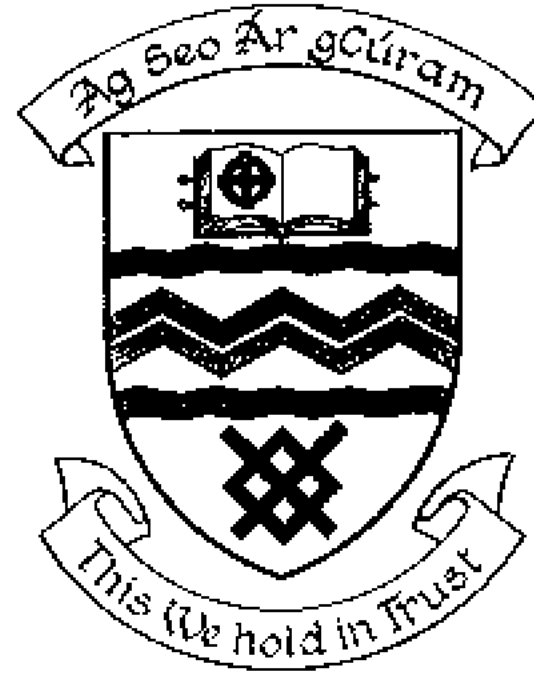
- 9 Prior to commencement of development, a tree bond of £6,000 (six thousand pounds) EUR 7618 (seven thousand six hundred and eighteen euros) shall be lodged with South Dublin County Council to ensure the protection of the two trees retained on site. This bond will be released twelve months after completion of all site works once it has been ascertained that the two mature beech trees specified for retention on the site plan, submitted 27/10/99, have been preserved.

REASON:

In the interest of protecting the trees to be retained.

- 10 No changes in ground level or excavation for services shall take place within 10 metres of the central bole of the

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- 12 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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.

- 13 That a financial contribution in the sum of £2100.00 (two thousand one hundred pounds) EUR2666 (two thousand six hundred and sixty six 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:

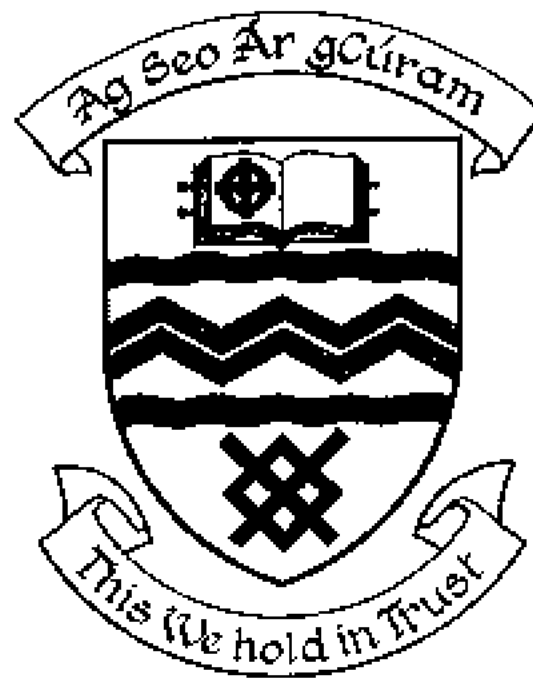
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of £1000.00 (one thousand pounds) EUR1270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

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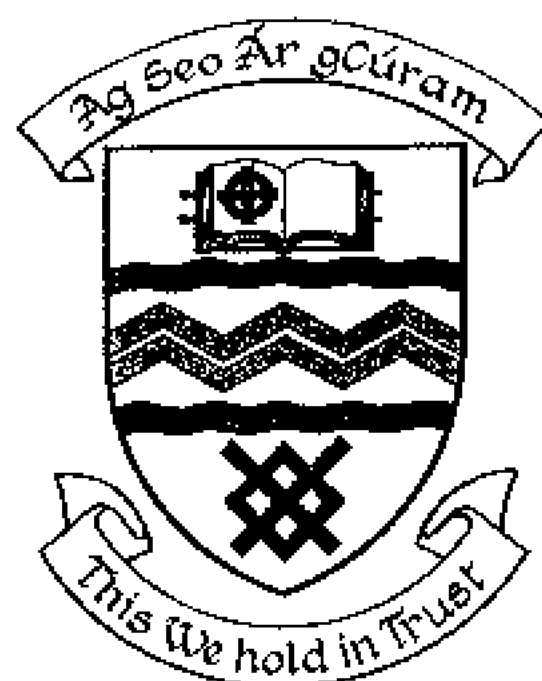
REG. REF. S99A/0404

sewerage in the area of the proposed development and which
will facilitate the development.

REASON:

The provision of such service 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 service.

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

Decision Order Number 2304	Date of Decision 21/10/1999
Register Reference S99A/0404	Date 18/06/99

Applicant Edward & Josephine Duke,
App. Type Permission
Development Dwelling house 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.

Dear Sir / Madam,

With reference to your planning application, additional information received on 23/08/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 As required previously by Point No. 4 of the additional information request, the applicant shall submit full details of the existing trees on site and shall confirm whether the proposed development would result in the removal of any trees on the site. If this is the case, the trees which are proposed to be removed shall be identified on the site plan.

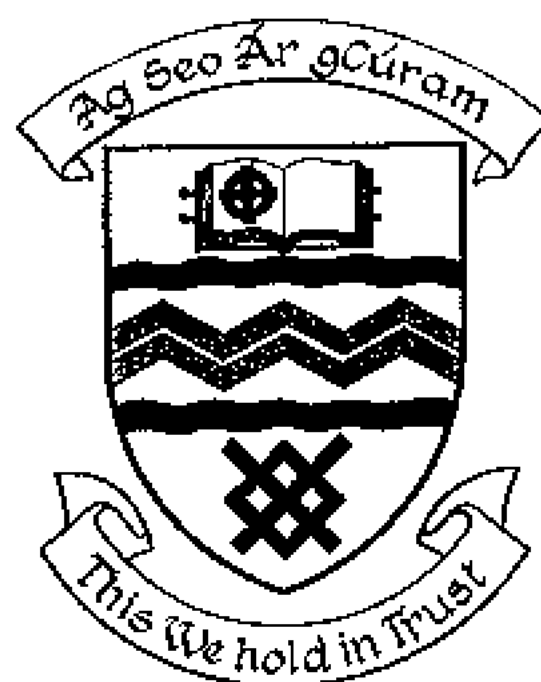
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Declan J. Kirwan,
c/o Herr Engineering & Design Ltd,
2 Jocelyn Place,
Dundalk,
Co. Louth.

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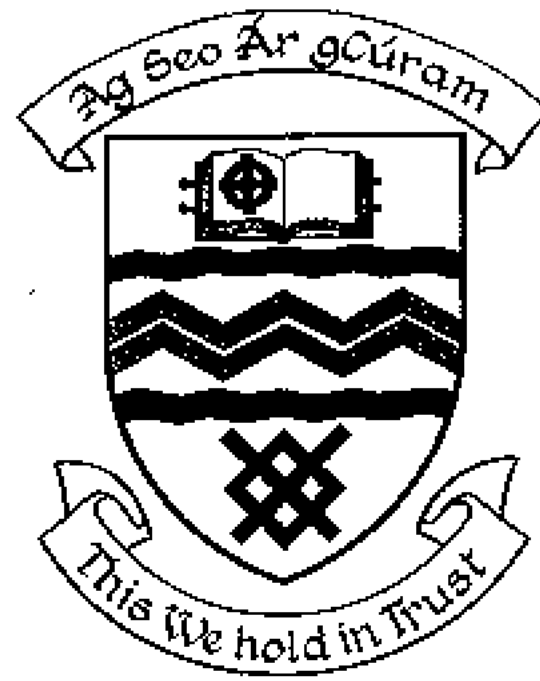
Yours faithfully

[Signature]

21/10/99

.....
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1762	Date of Decision
Register Reference S99A/0404	Date: 18/06/99

Applicant Edward & Josephine Duke,
Development Dwelling house 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 18/06/99 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:

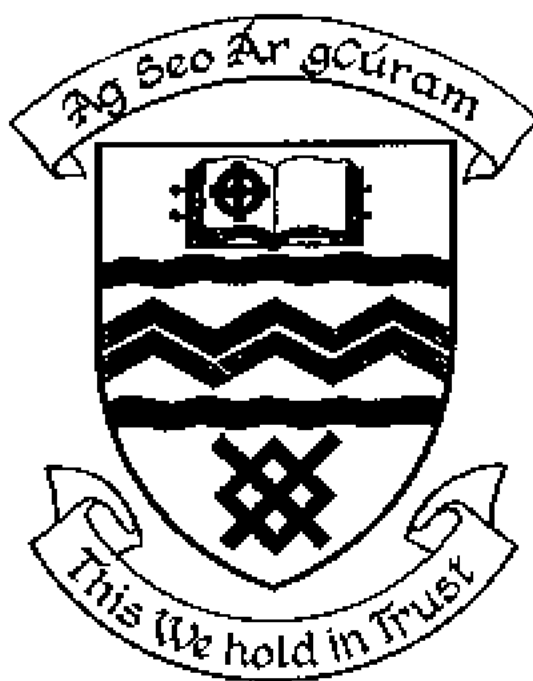
- 1 It is the opinion of the Planning Authority that the proposed development would overlook the adjoining property to the east. The applicant shall clarify whether it is feasible or not to revise the current proposal to avoid such overlooking and in this regard shall submit proposals to overcome this issue.
- 2 The applicant shall submit details of the site contour levels of the proposed development and shall detail exactly on the site plan the location of the previously permitted dwelling house on the site (S98A/0041) when compared to the current proposal.
- 3 It is the opinion of the Planning Authority that the design of the house, as proposed, is not considered to provide a suitable setting for the listed buildings located in the immediate vicinity. The applicant shall indicate whether it is feasible to provide an alternative design having regard to the following concerns of the Planning Authority.

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

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REG REF. S99A/0404

- a) Having regard to the window arrangements in the current proposal, with as many as ten different window types varying from elevational to elevation, the windows should be rationalised in size and made more coherent between the four elevations. The opening sections and glazing bar arrangements in each window should also be simplified to ensure compatibility with the adjoining listed structure.
 - b) The PVC windows and doors are not considered to be acceptable in this sensitive location.
 - c) The copper roofs are not integrated into the overall composition of the building and are visually intrusive and inappropriate. A simpler roof form should be investigated.
 - d) The plaster ornamentation over the front door and in the pediment above are inappropriate and should be omitted.
 - e) The forticrete blockwork and dry-dashed render proposed are inappropriate in this sensitive location and alternative such as painted nap-finish with granite quoins should be examined.
- 4 The applicant shall confirm whether the proposed development would result in the removal of any trees on the site. If this is the case, the trees which are proposed to be removed shall be identified on the site plan.

Signed on behalf of South Dublin County Council

S. M. Gormack
.....
for Senior Administrative Officer

16/08/99