

ED 14/92

To the Chief Planning Officer,  
Planning Dept.,  
Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

5 The Crescent,  
Lucan,  
Co. Dublin.

591

OBJEC

26/5/92

Re. The Proposed Leisure Centre (Ref 91A/1951)

Dear Sir,

In the hope that it is not too late to influence your deliberations relating to the above quest for outline planning permission I have asked Mr. Maurice Craig, who is considered to be the most eminent architectural historian in Ireland, to give his impression of The Crescent and any comment that he might have relating to development there, and I herewith enclose a copy of his opinion.

I forgot to mention in this letter of my having written to you earlier in a letter dated 26/5/92, which will be on your files.

Yours sincerely,

  
John Bielenberg

RECEIVED  
29 JUN 1992  
PLANNING DEPT.

THE CRESCENT EUCAN

This terrace of 7-9 houses, hidden behind the Spa Hotel, is a remarkable survival. They were evidently built in one go, on stylistic grounds I should say in about 1790-1810, and clearly long remained in a single ownership. Their title, 'The Crescent', is justified by the fact that they were built in a barely perceptible curve, facing North, with their backs overlooking the Celbridge road. They are of two storeys over basement, with attics.

The design is unusual, perhaps unique in Ireland: the doorways grouped in pairs, each pair in a salient projection with a hipped roof, and four windows (two to each house) recessed between the projections. They retain all their original fenestration and fanlights.

At the extreme right (west) the terrace appears to be unfinished, as it stops on a half-projection, so that the roof slopes upwards and, so to speak, never comes down again as one would expect it to. I was told that the last two houses at this end were till lately a single unit with the door in the recessed part (now a window), which accounts for the detail of the last two doorcases differing a little from that of the rest.

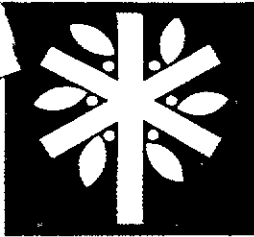
If I were listing the group I would give them a Grade I for rarity, charm and unaltered character.

There is, I was told, a proposal to build on to the right-hand house in replica style, resolving the anomaly referred to above. I should regard this as a quite legitimate exercise, provided great care is taken to reproduce the correct detail.

I was also told that there is a proposal to put a car-park immediately in front of (to the North of) the houses, where there is at present an unkempt jungly field with mature trees. In my opinion such a development would detract disastrously from the character of the group, and would be most undesirable. My view is that permission ought to be refused.



Maurice Craig  
June 26th 1992



# THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

The Principal Officer,  
Dublin County Council  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

45 Lucan Heights,  
Lucan,  
Co. Dublin.

519

8th June 1992.

OBJECT

Dear Sir,

Re: Application for Leisure Centre, Spa Hotel, Lucan  
Ref. 91A 1951.

Further to our letters of 30th January 1992 and 20th February 1992 we note that in addition to the original proposal for a large edifice in the centre of the woodland the applicant also seeks to develop a large part of the open space to the west of the wooded area as a car park. This creates an additional threat in so far as the danger to the woodland is now extended to the trees lining the avenue leading to the Round House and to The Crescent.

Clearly what is at stake is the future implementation of Dublin County Council's own plans for the area as set out in the 1992 Draft Development Plan. In view of the precarious condition of the woodland after years of neglect the only way of preserving it as an amenity is by pursuing a policy of sylvan husbandry and regeneration as suggested in our letter of 20th February. This, presumably, is what the Council officials envisaged when they marked it for preservation in the first place as they could hardly have been unaware of its present condition which, sadly, is only too evident.

It must be obvious that it would be impossible to implement such a policy if the leisure centre and car park proposal were to go ahead. According to the applicants' own tree survey the car park extension at the rear of the County Bar has already shortened the life expectancy of what were otherwise healthy trees.

It would seem, therefore, that Dublin County Council are faced with a clear choice: either the intention of the Draft Development Plan is safeguarded, which would require refusing permission for the proposed development or the intention of preserving the woodland is tacitly abandoned.

Given the crucial location of the woodland in an enclave of historical and architectural value on the flanks of the Liffey Valley we would urge you to give it the protection it deserves as a part of Lucan's heritage.

Yours faithfully,

*Séamus Ó'Siocháin*  
Séamus Ó'Siocháin, Chairperson

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
- 8 JUN 1992  
RECEIVED

FOH.  
OBJECT

427

3 The Crescent,  
Lucan,  
Co. Dublin.

29th May 1992.

Principal Officer,  
Dublin County Council,  
Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



Dear Sir,

re Application for Leisure Centre and adjacent Car Park  
in grounds of Spa Hotel, Lucan. Reg. Ref. 91A 1951.

We wish to register our objections to this application.

The crucial issue to be decided is whether or not Dublin County Council's own long term plans for the area as outlined in the 1992 Draft Development Plan would remain viable if a development on this scale, situated in the centre of the woodland area marked for preservation, were to be permitted.

The Council officials who designated the woodland area for preservation must surely have been aware of its fragile condition, the result of years of constructive neglect on the part of the applicants.

Despite this the designation is viable in the long term if a policy of regeneration and sylvan husbandry is pursued.

In the wider context of the significance of the Liffey Valley, the desirability of extending the S.A.A.O. &c. this particular woodland is worth preserving and nurturing.

There can be no doubt however that a development on the scale envisaged would constitute a death warrant for the woods.

The construction of a car park to the west of the woodland would be a serious hazard to the trees lining the unpaved road leading up to The Crescent. Trees are notoriously vulnerable when construction work of this kind is under way.

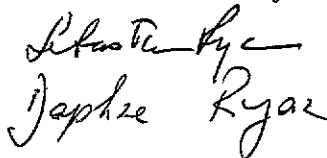
We are also concerned about the extra volume of traffic that a complex of this size would generate at the gates of the Spa Hotel. Cars approaching from the west have to cross against the east flow of traffic

at an uncontrolled point.

We understand that you have asked the applicant for information about rights of way in the vicinity of the proposed development. The pathways marked in red on the enclosed map show to the best of our knowledge those rights of way that have long been established.

If, notwithstanding our objections, permission is granted for this development we would hope that it would be subject to a condition that the developer provide suitable screening and security protection between the car park and The Crescent and a reasonable amount of open space in front of the houses.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Sebastian Ryan".

Sebastian Ryan

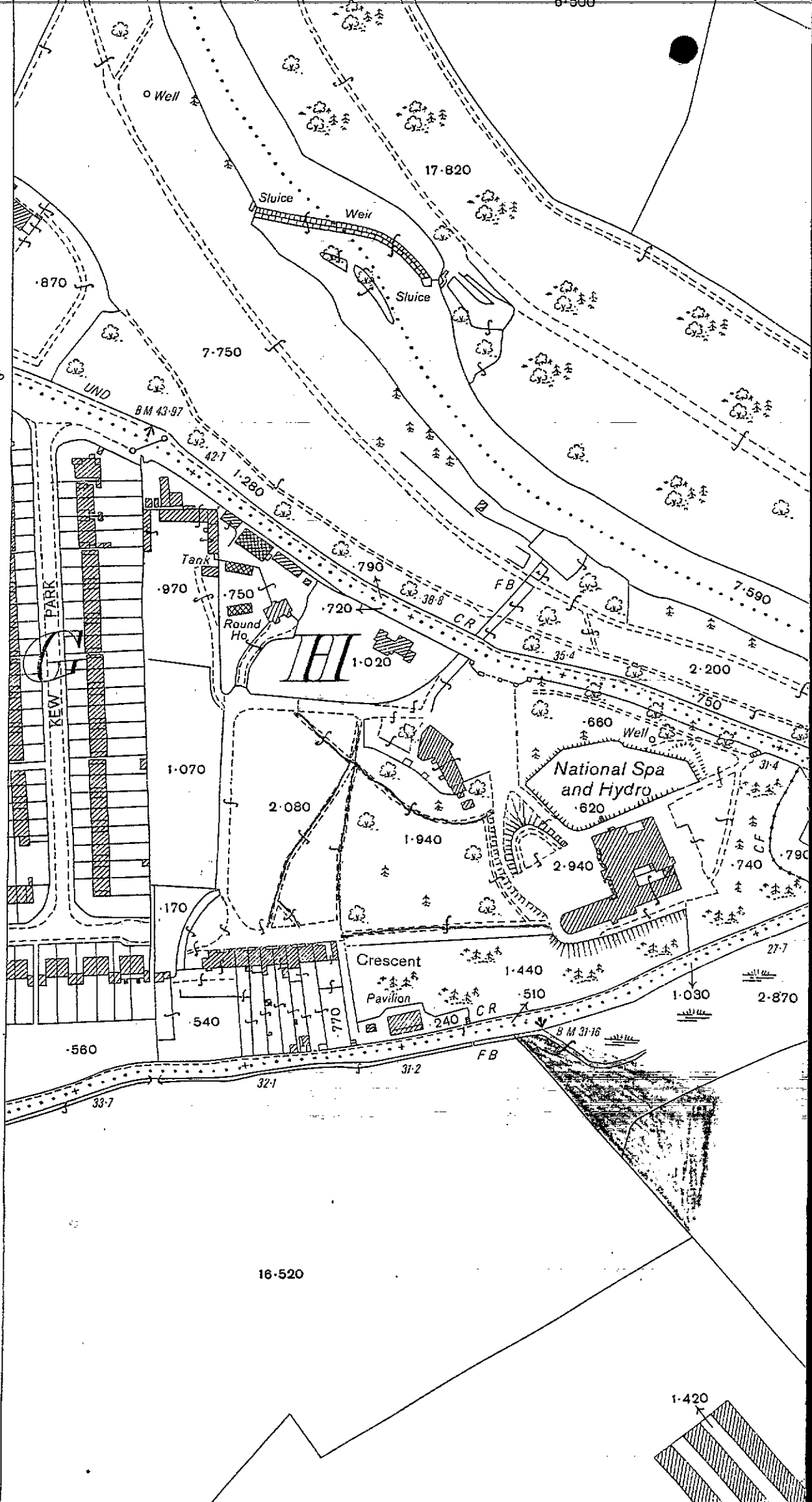
Daphne Ryan

COOLDRINA

17-5.

From Celbridge

Lucan Golf Course



E O H

cc Rose K/906 de B

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
  
18 MAY 1992  
  
RECEIVED

OBJECT

6, The Crescent,  
Lucan,  
County Dublin.

The Chief Planning Officer,  
Dublin County Council,  
Irish Life Centre,  
Talbot Street,  
Dublin 1.

11th May 1992.

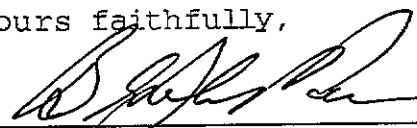
Re; Proposed Development at Spa Hotel, Lucan  
Planning Reference; 91A/1951.

Dear Sir,

I am a Resident of the Crescent, Lucan, County Dublin and wish to voice my objection to the above proposed development. My objections are as follows;-

1. The proposed development would have an adverse environmental impact.
2. There would be a considerable loss of amenity in that the woods and open spaces which have been enjoyed by the residents of the Crescent for a period of two hundred years would be lost.
3. It would be impossible to restrict the hours of the user of the proposed development by the public so as to be compatible with residential amenity.
4. The development would have a disasterous effect on the flora and fauna as well as on the wildlife habitat. The Residents of the Crescent have enjoyed the presence of red and grey squirrels, hedgehogs, badger and fox together with a variety of wild birdlife. This would be completely destroyed forever.
5. I believe that the proposed development would be contrary to the current development zoning.

I have no wish to object just for the sake of objection but any development in this area would have to be sympathetic to the environment, the wildlife, to existing structures, and to the residential amenity that has been enjoyed for many years.

Yours faithfully,  
  
Barry St. John Bowman.

*EP 9/92*

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
12 MAY 1992

6, The Crescent,  
Lucan,  
County Dublin.

The Chief Planning Officer,  
Dublin County Council,  
Irish Life Centre,  
Talbot Street,  
Dublin 1.

11th May 1992.

**OB.**

380

Re; Proposed Development at Spa Hotel, Lucan  
Planning Reference: 91A/1951.

Dear Sir,

I am a Resident of the Crescent, Lucan, County Dublin and wish to voice my objection to the above proposed development. My objections are as follows:-

1. The proposed development would have an adverse environmental impact.
2. There would be a considerable loss of amenity in that the woods and open spaces which have been enjoyed by the residents of the Crescent for a period of two hundred years would be lost.
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5. I believe that the proposed development would be contrary to the current development zoning.

I have no wish to object just for the sake of objection but any development in this area would have to be sympathetic to the environment, the wildlife, to existing structures, and to the residential amenity that has been enjoyed for many years.

Yours faithfully,

  
Barry (St. John) Bowman.



*Boyd*

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
12 MAY 1992

6, The Crescent,  
Lucan,  
County Dublin.

The Chief Planning Officer,  
Dublin County Council,  
Irish Life Centre,  
Talbot Street,  
Dublin 1.

11th May 1992.

**OBJEC**

380

Re; Proposed Development at Spa Hotel, Lucan  
Planning Reference: 91A/1951.

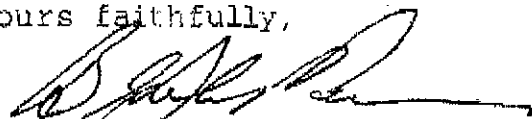
Dear Sir,

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2. There would be a considerable loss of amenity in that the woods and open spaces which have been enjoyed by the residents of the Crescent for a period of two hundred years would be lost.
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5. I believe that the proposed development would be contrary to the current development zoning.

I have no wish to object just for the sake of objection but any development in this area would have to be sympathetic to the environment, the wildlife, to existing structures, and to the residential amenity that has been enjoyed for many years.

Yours faithfully,



Barry (St. John) Bowman.

Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

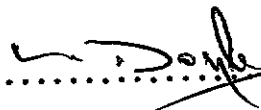
Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

Yours faithfully,

  
.....

for PRINCIPAL OFFICER

The Occupant of  
4 The Crescent  
Lucan  
Co. Dublin.

Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

Applicant : Colgan Group

App. Type : Outline Permission

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Yours faithfully,

  
.....

for PRINCIPAL OFFICER

Dr.J.F.Andrews  
4 The Crescent  
Lucan  
Co.Dublin.

Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

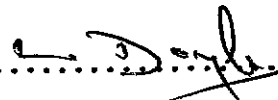
Applicant : Colgan Group

App. Type : Outline Permission

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Yours faithfully,

  
.....

for PRINCIPAL OFFICER

Garret Ryan  
3 The Crescent  
Lucan  
Co.Dublin.

Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

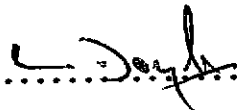
Applicant : Colgan Group

App. Type : Outline Permission

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Yours faithfully,

  
.....

for PRINCIPAL OFFICER

Helen Andrews  
4 The Crescent  
Lucan  
Co. Dublin.

Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan


Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

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Yours faithfully,



.....

for PRINCIPAL OFFICER

Jean Notaro/James Doyle  
1 The Crescent  
Spa Grounds  
Lucan, Co. Dublin.

Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

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Yours faithfully,

.....*L. Deane*.....

for PRINCIPAL OFFICER

John Bielenberg  
5 The Crescent  
Lucan  
Co. Dublin.

Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

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Yours faithfully,

.....*L. Doyle*.....

for PRINCIPAL OFFICER

Anna Cockburn  
7 The Crescent  
Lucan  
Co. Dublin.



Register Reference : 91A/1951

Date : 15th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

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Yours faithfully,

  
.....

for PRINCIPAL OFFICER

E. & F. Fitzpatrick  
8 The Crescent  
Lucan  
Co. Dublin.

Register Reference : 91A/1951

Date : 19th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

Yours faithfully,

.....*L. Doyle*.....

for PRINCIPAL OFFICER

Edward J. Duke,  
Round House,  
Lucan,  
Co. Dublin.

Register Reference : 91A/1951 Date : 19th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan

Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

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Yours faithfully,

  
.....

for PRINCIPAL OFFICER

Barry St. John Bowman  
6 The Crescent  
Lucan  
Co. Dublin.

Register Reference : 91A/1951

Date : 19th May 1992

Dear Sir/Madam,

Development : Leisure Centre

LOCATION : Spa Hotel, Lucan


Applicant : Colgan Group

App. Type : Outline Permission

With reference to the above, additional information was requested in relation to this application on 14.05.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

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Yours faithfully,

..........

for PRINCIPAL OFFICER

S.O.Siochain  
45 Lucan Heights  
Lucan  
Co.Dublin

4, The Crescent  
Lucan  
Co. Dublin  
10/4/1992

372

The Principal Officer  
Dublin County Council  
Planning Department  
Block 2 Irish Life Centre  
Lower Abbey Street  
Dublin 1

**RECEIVED**

12 MAY 1992

Reg. Sec.

Re: Application for Leisure Centre and Car Park Spa Hotel,  
Lucan. Register Reference Number 91A 1951

Dear Sir

To put a car park in the middle of a beautiful eighteenth century landscape seems like complete and utter sacrilege. If development of the area has to proceed could it not be done in a way that would minimise the damage to what is nothing less than a very beautiful environment. If this development goes ahead it will mean that (when combined with the development of the west field which has already received outline planning permission) there will be hardly any green space left in the whole area.

I don't want to be unprofessional about this issue but the prospect of this happening to the lovely place that I grew up in almost reduces me to tears.

Yours sincerely,

May 11<sup>th</sup> 1992

\*

REF: 91A/1951

(LEISURE CENTRE IN GROUNDS OF  
SPA HOTEL).

Dear Sir, my wife and I wish to lodge a strong objection to the above request to site a very extensive leisure centre in the grounds of the Spa Hotel right outside the walls of the Round House.

The Round House has been in the Duke family since 1924 and, in fact, I am now sleeping in the room that I was born in. All my life I have been used to the natural amenities of these grounds surrounding our house and looked on their preservation as our right. In fact, I have probably climbed every tree that it is now proposed to knock down.

The area in question, as you

are probably aware, was classified as a "High Amenity Area" until planning permission was granted a number of years ago for low density housing in a field away from the central part of the grounds. As a gesture of good will and because of:

(a) the location of the field and

(b) the area now in question under ref 91A/1951 was to be kept as an amenity for the local residents

we did not object to this application.

It was not realised at the time

by most of the residents that all

of the Spa Hotel Grounds were rezoned

from high amenity to low density

housing. This we would never have

agreed to.

If the above planning application is granted we will lose the privacy, the amenities of the woods and the green spaces that have been here

for centuries (the Round House dates from circa 1740). Every housing estate that is now being built is required to have some grass amenity area yet we would be expected to look out on a vast car park and experience the visual and physical inconveniences of high car densities etc.

We urge you strongly to reject this application.

Yours sincerely,

Edward J. Duke.



8, The Crescent,  
Lucan,  
Co. Dublin.

10 - 5 - 1992



The Principal Officer,  
Dublin County Council,  
Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Dear Sir or Madam,

Re: Application for Leisure Centre  
and Car Park at Spa Hotel, Lucan.

Reg. Ref. 91A 1951.

I wish to object to this application  
in the strongest possible terms,

8, The Crescent, Lucan has been in my  
family since 1932. I have lived here  
since 1961, it has been my home ever  
since. I am very alarmed and upset  
re the proposed application to place  
a car park opposite The Crescent,  
Lucan and the erection of a  
building (leisure centre) at the  
rear of the County Bar, Lucan.  
(in the woods.)

The Crescent, is a Georgian  
Terrace of 200 year old houses.

2.  
It is a unique terrace of houses  
and the car park in front of  
The Crescent, and the leisure centre  
building in the woods will take  
away greatly from this Crescent  
of houses of unique architectural  
value.

I envisage that if the proposed  
plans are carried out all that will  
remain will be a tarmacaded  
carpark and a leisure centre.

I also fear for our safety  
with people using the car park  
close to our house. It will be  
difficult for our little boy (he  
is three years old.) to go outside his  
hall door to enjoy the safety of  
it.

Yours faithfully,

Signed: Emily Elizabeth Fitzpatrick,  
Frank Fitzpatrick.

P.S. We have recently renovated  
our house and reorganised it -  
if the proposed plans are carried  
out I fear our house will be greatly  
depreciated in value. E. Fitzpatrick. F. Fitzpatrick

The Principal Officer  
 Dublin County Council  
 Planning Department  
 Block 2 Irish Life Centre  
 Lower Abbey Street  
 Dublin 1

4 The Crescent  
 Lucan  
 Co Dublin  
 6281005

11th May, 1992

Dear Sir

**Re: Application for Leisure Centre and Car Park Spa  
 Hotel, Lucan. Register Reference Number 91 A 1951**

I write to object to the changes proposed to the original submission: namely the addition of an extensive car park to to situated in the open space in front of The Crescent, of which our house is one.

I have a number of grounds of objection both at the personal level and at those of general public interest.

1 The first of these concerns the carefully aesthetically placed ensemblage of houses around an open space. The Crescent, The Round House and the Georgian original barracks (now the County Lounge) of this guard station of the 'pale' on the road to The West have been presumed to be the Commanding and Junior Officers residences and barracks of this guard post. It as also been suggested that Gandon (whose own residence was in Lucan) was the architect of these buildings and lay-out. It would seem very much contrary to public interest to destroy the integrity of this unit and the heritage of the country. Indeed one of the branches of your office is giving active consideration to the listing of these buildings and I understand a decision to so do is likely to be made in the imminent future. It would seem precipitate to grant permission for a development so inimicable to the whole aesthetic of the group.

A proposal is also before the Council to add this strip to the 'Liffey Valley linear Park' as part of a green belt around Lucan. Again a decision pre-empting this possibility would also seem precipitate and against the best public interest.

The growing public interest in our historic past and in the natural and created landscapes of our predecessors must not be lightly cast aside.

Lucan residents and visitors to the Hotel itself much appreciate this as judged by the steady stream of promenaders past our front door, particularly on a Sunday afternoon.

2 My second concern over issues in the public domain is with respect to safety. I am already concerned at the inappropriate traffic engineering imposed upon your planners by the necessity to make the Spa accessible to traffic from the West. A major extension of facilities at the Spa (in addition to the houses for which planning permission has already been granted) would exacerbate this unfortunate cross-flow between a heavy fast moving stream westwards and traffic from the West turning into the Spa grounds. Clearly this will be made worse as traffic density and traffic speeds steadily increase with the motorway extension now under construction and with the re-routing of the heavy Celbridge traffics past the Spa entrance too which that road scheme will involve.

Already the Spa car-parks are filled to excess at times with cars spilling out onto the main road and most dangerously parking on the hard-shoulder. Even if the new car park were allowed I doubt very much that with the extra facilities of the Leisure Centre attracting considerably more traffic and the balancing loss of a considerable portion of the present car park, whether parking requirements will still be sufficiently met.

Careful consideration makes me consider that an attempt is being made to put a quart into a pint pot. A Leisure Centre with Swimming Pool is desirable for the area. A much more practical site exists close to hand which is currently for sale by public tender leisure use for which has been suggested in public advertisement (this is the site near the roundabout, opposite the old Tara co-op buildings). Not only is this a much more extensive site it will not open onto a main high speed traffic flow once the new motorway is finished. No doubt you will soon be receiving planning application for leisure facilities on this site too. Again it would seem precipitate to pre-empt the situation by granting permission for development of a palpably unsuitable site when a much more suitable one is available only a few hundred yards away yet which will have safer access and which will not impose upon adjacent residences.

3 I also object at a personal level to the unsightliness of the proposed car park at my front door and the noise and personal dangers with which it will be associated late at night. The Spa runs functions till the early morning hours, the disturbance from which we are screened at the moment by the woods. Taking away from the current County Lounge car park as the plan proposes

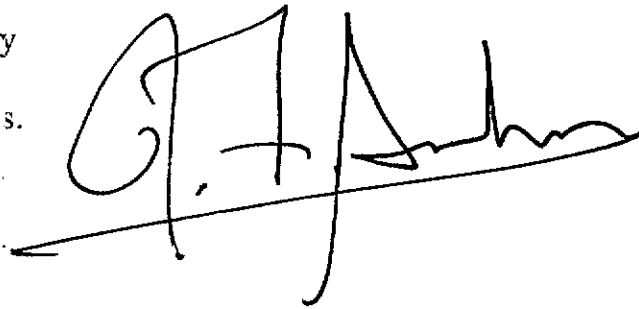
will push late night revellers (which I am not against on occasion and away from housing) into use of the proposed new car park. The car park will diminish the property values both of current buildings and ironically those of the new houses for which the Spa management itself has planning permission to the West of the open green space.

4 The car park will cut existing rights of way as shown on the 25 inch map of the area. The Spa management has a contractual and legal obligation to maintain these rights.

In conclusion I re-iterate my objections. Granting this permission would be contrary to the public interest. Though a Leisure Centre in itself is desirable for our Community an alternative site is available for one. It would also be precipitate to grant this permission at this time whilst you have under consideration other long-term aspects: green belt proposals and preservation orders.

Yours sincerely

Dr J F Andrews.

A handwritten signature in black ink, appearing to read 'J. F. Andrews', written over a horizontal line.



4, The Crescent  
Lucan  
Co. Dublin

10/4/1992

The Principal Officer  
Dublin County Council  
Planning Department  
Block 2 Irish Life Centre  
Lower Abbey Street  
Dublin 1

368

Dear Sir

Re: Application for Leisure Centre and Car Park Spa Hotel,  
Lucan. Register Reference Number 91 A 1951

I wish to object in the strongest possible way to the above application on the following grounds:

- Firstly as regards the damage caused to one of Lucan's most valuable historical and architectural assets.
- Secondly in terms of the personal distress and inconvenience it would cause.
- Thirdly Public nuisance

A. **Within the grounds of the Spa hotel there is a beautiful area of mature woodland and open grassland, and several buildings of considerable value in terms of both history and architecture.** These buildings are:

1. The Round House 1740
2. The original Spa and Hydro 1792( now The County Bar)
3. The terrace of 8 houses known as The Crescent 1792
4. The Spa Hotel 1891

The proposed Leisure centre and proposed site of the enormous car park would be completely out of sympathy with these 18 th century buildings and would destroy the harmony, which at present exists because of the open space of grass and trees which lie between these buildings. **The collective impact of the buildings and the balanced unit that they currently present would be destroyed**

Although the present owner has allowed the woodland to fall into neglect there are still some fine trees which would be totally destroyed if the leisure centre was built. Even if in theory, some trees because of their position could be preserved, it is doubtful if they would, in fact, survive the ravages of JCB s preparing the land for buildings, car parks and roads.

In order to preserve the beauty and integrity of this unique historical and architectural enclave, residents of the Crescent and other local inhabitants have made a submission on the Draft development Plan to Dublin County Council proposing that the zoning of this area be changed back to High Amenity and that the historic buildings in the enclave be protected by Preservation Listing. **The Round House and The Crescent are now listed in the Draft Development plan as structures worthy of Preservation, thus the proposed leisure centre and car park would be completely at variance with this area as a preserved enclave.** As a citizen of Lucan I would wish to preserve places of particular beauty and of architectural interest.

#### PROPOSED CAR PARK

B. **As a resident of The Crescent**, the effect of the proposed development would be horrific, particularly the plan for the huge car park which would stretch out immediately in front of the terrace.

(a) This open land has been grass land since The Crescent was built 200 years ago and has been an **amenity** to the residents of the Crescent for around 100 years for there are photographs in the Lawrence Collection now in the National museum showing children at play. (See enclosed photograph).

(b) Moreover Residents of the Crescent over the years have have cared for the land: have planted bulbs, shrubs and planted and replaced fallen trees on this land and regularly cut the grass.

(c) For many years there have been annual events on the land such as Halloween and children parties, **thus the field now proposed as a car park would destroy what has been an amenity for the residents of the area for at least 100 years and maybe 200.**

It was the beauty of the setting, which led me to buy my house in the beginning believing that the land would remain under the zoning of high Amenity, the proposed car park however

1. Would completely **destroy this beauty**, destroy the trees which surround the field and eliminate the wildlife, occasionally pheasant, fox, birds and squirrels. It would be so **ugly** as to destroy the wish to remain living here.
2. The **noise of cars** leaving at all times of the day from early morning (swimming pools commonly open early) to late at night would be a constant source of irritation.

3. The presence of so many cars and the coming and going of many people from over a wide area would pose a real threat to the security of our children  
our houses  
our cars.

Already as a result of discos in the Spa Hotel, the cars of residents are frequently stolen and many residents have found it necessary to remove parts of their engines each night to prevent such crimes but still there are attempts of theft which frequently results in damage, a danger which would be greatly increased with large numbers of people attending the leisure centre.

THE PROPOSED CAR PARK PARTICULARLY, WOULD BE A GREAT INTRUSION OF MY PRIVACY, A THREAT TO MY SECURITY, AND COMPLETELY DESTROY THE BEAUTY OF THE SURROUNDINGS.

I fear also that the proposed plans, which are clearly so incompatible with this 18 th century terrace, would seriously reduce the value of my property.

C. I suggest that with the increase of so many visitors into the Spa Hotel grounds there could be a real problem in terms of traffic entering and leaving the main road especially the incoming traffic from the westerly direction which has a very short side lane and then has to cross the busy dual carriage way without the benefit of traffic lights etc.

Traffic at the moment consists of:

1. Traffic for the Spa Hotel

2 for the County Bar

3. to a primary school

4 to a doctor's surgery

5 to private residences

6 also the traffic which will eventually come from the proposed

housing in the far field on the westerly side of the area, all of which provides significant traffic without the extra burden of traffic for a leisure centre.

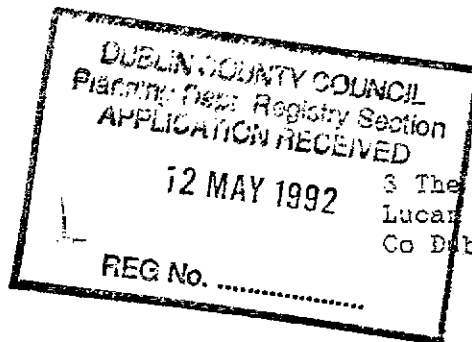
Helen Andrews

Helen Andrews





THE CRESCENT, LUCAN, CO. DUBLIN, 9113, W.L.



11th May, 1992

The Principal Officer  
Dublin County Council  
Planning Department  
Block 2 Irish Life Center  
Lower Abbey Street  
Dublin 1

369

Dear Sir:

As a longtime resident of the Crescent, I would like to most strongly protest the current application for the building of a leisure centre and car park in the woods and grassland on the grounds of the Spa Hotel.

Having lived on the terrace for almost twenty-five years I am horrified to think of the destruction of an area of scenic beauty and historic relevance that has given such great pleasure to both local residents and visitors

My points of objection are as follows:

A submission has been made on the draft development plan to the Dublin County Council to change the zoning of this area to High Amenity and protect the many historic buildings by a Preservation Listing. A decision on this submission is still pending but it is obvious that the present application is in direct conflict with the preservation proposal.

Furthermore, all the buildings in this enclave are of historic value and all surround the proposed site. It would be absurdly incongruous to have a large centre and car park planted in the middle of these buildings.

The tranquillity and serenity of this area would be under threat by the further influx of people into this area. The increased noise level of cars entering and leaving the car park at all times of the day and night seems like an unfair burden to the residents of the Crescent.

Finally, there is the very real threat of the value of our property being greatly undermined by the proposed development. Replacing the grassland directly in front of the terrace with a busy car park will detract greatly from our home.

I hope that the council will treat this matter with due sensitivity and understanding as it would be a great shame to destroy this historic area of beauty.

Yours sincerely,

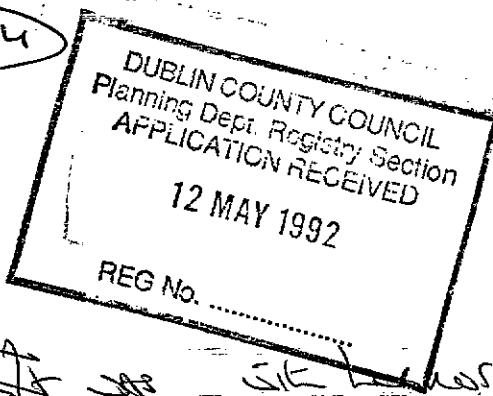
Garet Ryan

De Coster

Dun

11.5.92

364



Dear Mr. Bird,

It was with interest that I heard

of the applicant for a business centre and  
car parking facilities at the Spa Hotel Lane.  
The car park - particularly will naturally affect  
the quality of life, privacy & value of the back to  
back house & the terrace.

Please do not judge this

applicant as it is our right. Planning permission has  
already been granted for a number of houses back  
to the terrace & the back house the latter Bar  
has recently been established - Planning permission has been  
granted for the conversion of the 2nd floor of the latter  
Bar to a Bar & dance floor. A condition of  
this planning permission was that the extended car

part. be landscaped. This landscaping has not  
taken place although the concrete has taken place  
and the new facility is now open.

Disturbance of the field - part of the Road House  
& business will result in the destruction of a  
unique natural area. There is no other good  
area remaining to existing houses & also to other  
houses for which planning permission has been obtained.  
While car park facilities should be required for  
any business site developed. I ask you to consider  
the presence of existing car parking facilities in the  
Cocky Bar & SPA Hotel premises & do not  
allow any further car parking especially as the  
usual car parks are not landscaped and trees  
are in cultivation. In my planning conditions I would  
suggest that any further car parks would also be  
unlandscaped. Thank you for taking my objections to  
consideration.

Yours faithfully,  
John [Signature]

7 The Crescent  
LUCAN

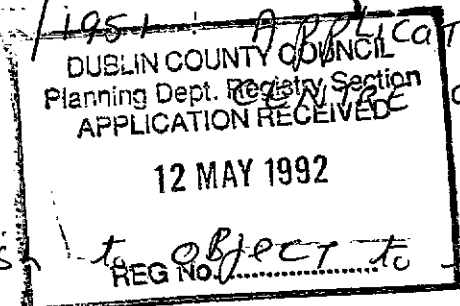
CO. DUBLIN

11<sup>th</sup> MAY 1992

365

To: Chief Planning Officer

Ref: 91 A / 1951 Application for LEISURE  
and CARPARK, SPA HOTEL



DEAR SIR,

I wish to OBJECT to the ABOVE PROPOSED

Planning PERMISSION FOR THE FOLLOWING REASONS:

In APRIL 91 my husband and I bought N<sup>o</sup> 7 the CRESCENT FROM the OWNERS of the SPA HOTEL. We were informed at that time by the Auctioneer, acting on behalf of the SPA HOTEL, that the land around was NOT going to be BUILT ON (EXCEPT for one field BETWEEN the Round House and the school). We checked this out in the Planning Office and to our Layman's interpretation this appeared CORRECT. So we went ahead with the purchase of the HOUSE.

We ARE NOW VERY upset to hear that Planning PERMISSION is being sought to put a CAR PARK and LEISURE CENTRE in what we thought and were lead to BELIEVE was

2/ a High amity area.

Should this land be built on it would mean to us:

a loss of privacy: - The crescent is a row of terraced houses with no front gardens

a loss of security: we have no garages for our cars.

a loss of an amity: as parents of very young children, we hoped they would have many years of enjoying the green & woods as many children have for the last 200 yrs.

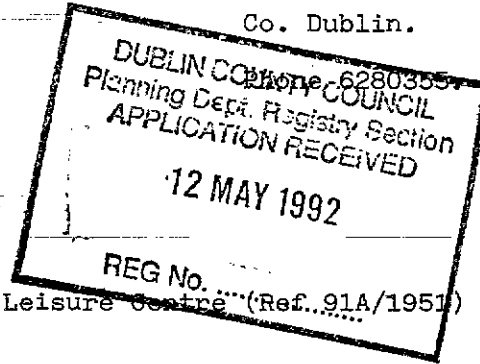
a loss of heritage: This would be the saddest loss of all. once gone it can never be retrieved.

Yours Sincerely

Anna Cockburn

To the Chief Planning Officer,  
Planning Dept.,  
Irish Life Centre,  
Lower Abbey St., Dublin 1.

5 The Crescent,  
Lucan,  
Co. Dublin.



11/5/92

366

Re. Proposed Leisure Centre (Ref. 91A/1951)

Dear Sir,

With reference to the above I would like hereby to object to the granting of outline planning permission since, if allowed to proceed, the project would mutilate The Crescent and its environs which has been in existence for over 200 years and is therefore part of national heritage.

As I understand it, the Spa / Crescent area was designated as high amenity until 1982 when a proposal for a development of houses was permitted in the long field adjacent to that in front of the Crescent. The subsequent or associated redesignation of that field should not have included the one in front of the Crescent or the woodlands between it and the Spa, which should have retained the high amenity designation.

The successful development of the Spa Hotel and County Bar has required the owners to increase parking facilities by a factor of about 3-400% in recent years and I submit that a very large further increase is unreasonable from an environmental point of view.

cont.

The SAAO which exists up to the bridge in Lucan will surely be extended further up the Liffey valley and I hope that you might agree that The Spa / Crescent and Environs should be preserved for this.

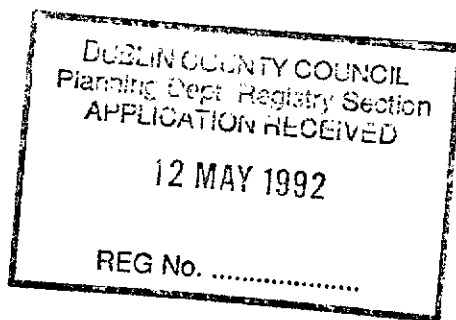
Yours sincerely,

A handwritten signature in cursive script, appearing to read "John Bielenberg". The signature is written in dark ink and is positioned above a horizontal line.

---

John Bielenberg





1 The Crescent,  
Spa Grounds,  
Lucan,  
Co. Dublin.

The Chief Planning Officer,  
Dublin County Council  
Planning Department,  
Block 2 Irish Life Centre,  
Dublin 1.

367

11 May 1992.

RE: PROPOSED BUILDING OF LEISURE  
CENTRE & CAR PARK IN THE GROUNDS  
OF THE LUCAN SPA HOTEL,  
YOUR REFERENCE: 91A 1951.

Dear Sirs,

I set out briefly below my objections to the proposed building of a leisure centre in the grounds of the Lucan Spa Hotel. I would be very grateful if you would give consideration to these points when making your decision.

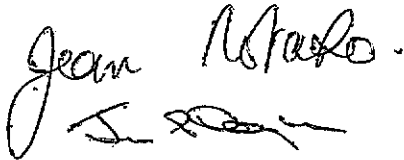
1. The residents of the Crescent and also the other residents in the grounds of the Lucan Spa Hotel have used this open area and wooded area as an amenity for many years. It is a constant play area for our children (who have nowhere else in the grounds) and it would be taken from them if these plans go ahead.
2. The building of a car park on the area immediately in front of the Crescent would prove dangerous to the children in the area. One cannot ensure that the children understand the danger posed by this traffic.
3. A leisure centre would presumably be used from early morning until maybe 10.00 / 10.30 pm at night. The noise created by the building of this centre would not be conducive to family living.
4. I hope it will be recognised that the residents of the Lucan Spa area already contend with the hotel, disco, Lucan County pub ( which has recently been extended) and it seems to me that this amount of commercial property is sufficient.

.../...

5. Planning permission has already been granted for the building of 14 houses in the paddock at the KEW PARK side of the Crescent.
6. The beauty of this area is obvious and needs no further comment. To destroy this by cutting down trees to build a leisure centre and car park is sufficient reason alone not to allow further development. A point has been made by the hotel owners that there are no trees of any value. I cannot understand how a tree, any tree, is not of value. The natural beauty of this wood would be destroyed.
7. If this permission is granted and the proposed building goes ahead, it would de-value all residential property in the grounds of the hotel.

I hope you will give consideration to these points,

Yours faithfully,



JEAN NOTARO /  
JAMES DOYLE.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1951

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
SOUTH DUBLIN PLANNING SUB-COMTEE 14-4-92	McGrath Res Perm be Granted. Welcomes development		

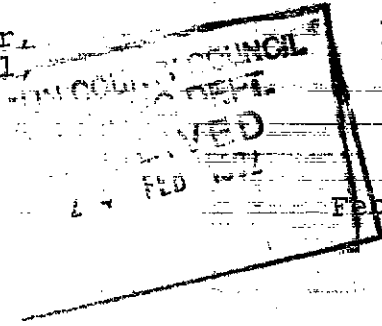
EOH/gde



# THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

The Principal Officer,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



45 Lucan Heights,  
Lucan,  
Co Dublin.

OBJE

February 20th, 1992.

77

Dear Sir,

Re: Application for Leisure Centre, Spa Hotel  
Ref: 91A 1951.

Further to our letter of 30th January 1992, the advice we have received from our horticultural expert about the woodland in which the proposed development is to be located is as follows:

1. There are mature Beech, Lime, Yew and several Pine trees in the area which, though perhaps overmature, are sound and likely to last for at least ten and possibly twenty more years. (A list of individual trees can be supplied if required).
2. This time span leaves ample opportunity for good sylvan husbandry; the removal of unwanted undergrowth and interplantation with young trees to ensure continuity.
3. The removal of any of the mature trees at this stage is likely to leave the others open to unaccustomed exposure which would threaten their continued existence. The retention of part of the woodland where a building is erected would not therefore be feasible; the remainder would be unlikely to survive a storm.
4. This is an area of potentially valuable natural amenity - for woodland and for bird and animal life - which could with good husbandry greatly enhance the environment and constitute an asset to the hotel in whose grounds it is located. By constructive neglect the value of this asset is diminished.



# THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

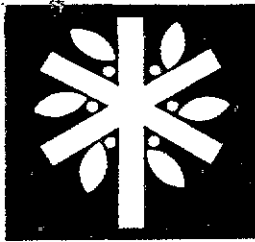
In view of this advice, particularly item (3), we feel that if permission were to be granted for this development it would become impossible to fulfill the objective of the Draft Development Plan which seeks to preserve this woodland.

Thus we would urge you to refuse this application.

Yours faithfully,

*Séamus Ó'Síocháin*

Séamus Ó'Síocháin,  
Chairperson.



THE LUCAN  
PLANNING COUNCIL  
COMHAIRLE PLEANÁLA LEAMHCAÍN

OBJEC

1431

The Principal Officer,  
Dublin County Council,  
Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

45 Lucan Heights,  
Lucan,  
Co Dublin.

January 30th, 1992.

03 FEB 92  
k/w

Dear Sir,

Re: Application for Leisure Centre, Spa Hotel. Ref: 91A 1951

We are seriously concerned about this application.

Whilst we have no objection to the concept of a leisure centre serving the Lucan community - on the contrary we would welcome such an amenity - we feel the proposed location in this case is totally inappropriate.

There can be no doubt that the construction of an edifice of this size would entail the complete destruction of the woodland in the grounds of the Spa Hotel. This is the only woodland of any substance on the south side of the N4 between the city and county boundaries and is a distinctive feature of an enclave of great natural attraction which has for over 200 years been one of the outstanding features of Lucan's historic patrimony.

We have commissioned a tree survey of the area and will forward our horticulturalist's report when it is to hand. His preliminary verbal report confirms the good condition of a number of trees, some of considerable age, on the proposed site.

As you are doubtless aware, this particular woodland is marked for preservation on the map of the Draft Development Plan for the Lucan area.

An edifice of this size would also be completely out of keeping with the buildings of historical and architectural value located nearby.

May we refer you to our Submission on the Draft Development Plan (copy enclosed) in which we outline the special features of this enclave.

Yours faithfully,

*Séamus Ó'Síocháin*

Séamus Ó'Síocháin,  
Chairperson.

## 5.11 LANDS OF THE SPA HOTEL - THE CRESCENT

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These lands form part of the south slopes of the Liffey Valley and consist mainly of open parkland and mature woodland, the latter marked for preservation on the Draft Development Plan.

Within the area are several buildings of historical and architectural value which are an integral part of Lucan's heritage:

1. The Round House circa 1740
2. The original Spa and Hydro 1792 (now The County Bar)
3. The Crescent 1792
4. The Spa Hotel 1891

The Round House and The Crescent are included in List 2, Schedule 4 of the Draft Development Plan as structures worthy of consideration for preservation.

It is unusual to find so many public facilities, i.e. hotel, restaurant, dance hall, public house, primary school and medical practice in an area which is predominantly open space and woodland.

In the 1972 Development Plan, this enclave was zoned as a Tourist Amenity Area which seemed appropriate. This was changed to "Residential" in the 1982 Plan. This is unsuitable since it threatens the open space amenity. Dwelling houses built in the area would be out of harmony with the existing structures.

We have stressed the need for buffer zones between developed areas and the importance of protecting the flanks of the Liffey Valley. High Amenity or Open Space zoning of this enclave would link the High Amenity area to the north of the Liffey to the Open Space to the south and South-west (Lucan Golf Club) an open a continuous green belt from north to south across the river making a harmonious break between existing housing in adjacent areas.

When, as it is hoped, the Liffey Valley S.A.A.O. is extended to the county boundary, this enclave would have to be included due to its proximity to the river where it has veered south in its course from Leixlip. Protective zoning now would be prudent and far-sighted.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A1951.

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28/1/92</u>	Noted by Cllrs Brady + O'Halloran  If this goes ahead it will cause some trees to be knocked down		



PLANNING APPLICATION FEES

Reg. Ref. 91A/1951 Cert. No. 27375  
 PROPOSAL Outline Permission for leisure centre  
 LOCATION Lucan Spa Hotel, Lucan  
 APPLICANT Colgan Group

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>3439m<sup>2</sup></u>	@£1.75 per m2 or £40	<u>4513.69</u>	<u>25044</u>	<u>530.31</u>	<u>overpayment</u>
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade D/TI Date 13/12/91  
 Column 1 Endorsed: Signed: [Signature] Grade..... Date.....  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 12/12/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed:..... Grade..... Date.....

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1951

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

37019 FT<sup>2</sup>

MEASURED BY:

J.Y.

CHECKED BY:

18/12/91.

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/2140/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

SOUTH COUNTY

Register Reference : 91A/1951

Date Received : 16th March 1992

Correspondence : Denis Murphy,  
Name and : 224 Clonliffe Road,  
Address : Dublin 3.

Development : Leisure Centre

Location : Spa Hotel, Lucan

Applicant : Colgan Group

App. Type : Outline Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : Sq.metres

MS (MG/BB)

Report of Dublin Planning Officer dated 13th May, 1992.

This is an application for OUTLINE PERMISSION for a leisure centre at the Spa Hotel, Lucan for Colgan Group.

The proposed site which has an area of 11 acres is located to the west of Lucan Village and to the north of the Lucan By-Pass. It is zoned 'A' "to protect and/or improve residential amenity" in the Dublin County Development Plan, 1983.

Existing buildings on site include the Spa Hotel and the County Bar.

### PLANNING HISTORY

Reg. Ref. No. SA 13 refers to an application for planning permission for repairs, alterations and additions to the Spa Hotel, Lucan for Spa Hotel Ltd. This application was subsequently withdrawn.

Reg. Ref. No. SA. 1243 refers to a grant of permission for renovations to Spa Hotel, Lucan for F. Colgan.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref. No. ZA 350 refers to a refusal of Outline permission by Dublin County Council and on appeal to An Bord Pleanála for 31 houses on lands adjoining the Spa Hotel, Lucan for F. Colgan.

Reg. Ref. No. ZA 1157 refers to a grant of planning permission for the retention of a snooker hall at the County Bar premises, Lucan for F. Colgan.

Reg. Ref. No. 88A/109 refers to a grant of planning permission for a single storey toilet block at the County Bar, Lucan.

Reg. Ref. No. 88A/1192 refers to a grant of planning permission for 14 two storey detached houses at lands at the Spa Hotel, Lucan for Colgan Group Hotels.

Reg. Ref. No. 91A/609 refers to an application for planning permission for change of use from Snooker Halls to bar and lounge at first floor level of the County Bar premises, Lucan for Frank Colgan Investments Ltd.

The current application is for a leisure centre at the grounds of the Spa Hotel.

Drawings submitted include a block plan which identifies a 3439 sq. metre building immediately to the south of the County Bar premises. This is to comprise of a 2 storey block to the front and a single storey block to the rear. Much of this building will be located on an attractive heavily vegetated portion of the site. It is an objective of the Draft County Development Plan, 1991, "To protect and preserve trees and woodland at this location. A portion of the proposed leisure centre will encroach an existing car parking facilities.

The proposed development is open for consideration in an area zoned A and is considered to be a compatible use having regard to the existing commercial uses on site. However, the scale of the development proposed may be excessive. The applicants have not submitted any details regarding types of leisure uses proposed i.e. swimming pool, squash courts, tennis courts, conference facilities and even function rooms. These matters should be clarified. Furthermore, a tree survey is required in order to assess the impact of the development on the wooded portion of the site.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

ADDITIONAL INFORMATION was requested from the applicant on the 6th February, 1992, as follows:-

1. The current applicant is for outline permission for a large scale leisure centre i.e. 3439 sq. metres. The applicant is requested to submit details of the types of leisure uses envisaged at the proposed development, i.e. swimming pool, squash courts, bowling alley etc. The applicant is also requested to clarify whether conference facilities/function rooms are proposed.
2. The applicant is requested to clarify the catchment the proposed leisure centre is likely to serve.
3. From site inspection it was noted that the proposed development encroaches on an area of woodland to the south of the County Bar premises. This area is affected by a specific objective of the Draft County Development Plan, 1991 "to protect and preserve trees and woodland".

The applicant is requested to submit a details tree survey indicating the location, quality and condition of all trees which will be required to be removed to facilitate the proposed development.

4. The applicant is requested to clarify how it is intended to provide on site car parking to serve the proposed development.

A response to the request for additional information was submitted on 16th March, 1992.

According to this submission the proposed development would contain a swimming pool, squash court, gymnasium, sun bed rooms, jacuzzi, aerobics room, reception area, 2 indoor tennis courts, dressing rooms, toilets etc. Conference facilities/functions rooms are not proposed as these are already provided in the Spa Hotel. The proposed development should serve a large area of west County Dublin, Lucan, Celbridge, Palmerstown etc.

A tree survey was submitted with the application. This indicates a substantial number of trees affected by the proposed development. ~~This tree survey is considered to be unsatisfactory in that it was not carried out by a competent tree surgeon and is impartial.~~

Parks Department report notes that as the trees were not marked out on site it was difficult to assess the survey properly. Parks were contacted by phone. They consider that the applicants should be required to resubmit an accurate, impartial tree survey by a competent arboricultural consultant. This should include some classification of trees and provide the normal information i.e. age, spread, size, height, health, remedial measures etc.

This woodland area forms an important landscape feature at this location from site inspection and consultation with Parks it appears that many of the trees

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

are in a healthier condition than indicated on the tree survey.  
A revised tree survey will be required to ascertain this.

A substantial number of trees would be required to be removed to provide for a building of the scale proposed. Lodged plans indicate a "footprint" of this building which would cover almost the entire woodland area. It is assumed that any additional trees on site could be undermined by construction.

The proposed site would be very exposed as a result of the removal of this vegetation and it would be impossible to blend in a building of the size and scale proposed with the established buildings on site. This would result in visual disamenity and would be unacceptable in an area which bounds a high amenity zoning and possible future extension of the SAAO.

It is considered that a substantially smaller sports/leisure centre may be incorporated on site. This should not encroach on the woodland area and should be situated to the side and rear of the countybar, so that it does not detract from this building.

Lodged plans indicated an area of car parking to the front of the Crescent (c. 1 acre). All of this area may not be required as there may be some dual usage between the sports/leisure centre and the other uses on site - this could be decided at approval stage. Any proposal to develop this area for parking should include detailed proposals for mounding/planting to protect the amenities of nearby residents and to reduce the visual impact of the area on the nearby high amenity zoning.

Several objections have been received. These relate inter alia:-

1. The fact that there are several mature trees in this area which is a valuable natural habitat.
2. Woodland indicated for preservation in draft.
3. Noise, disturbance to local residents from leisure centre.
4. Devaluation of property.
5. Increase in level of commercial activity.
6. Loss of privacy.
7. Loss of security.
8. Amenity value of woodland and field in front of the crescent.
9. Incongruity of juxtaposing a car park with enclave of historic

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

buildings i.e. The Crescent, Round House, County Bar and Spa.

10. Traffic safety.
11. Unsuitability of the site.
12. Rights of way exist over car park.

All objections raised have been noted.

Roads Department report notes that they do not foresee any traffic problems with the proposed development subject to compliance with Development Plan Parking Standards. Subsequent roads report states no objection.

Sanitary Services report states insufficient information submitted and notes that the proposal would drain into a satellite pumping station. A levy towards upgrading this pumping station would be appropriate.

It is highly unlikely that a development of the scale proposed would be acceptable having regard to local opposite and the fact that there is an objection to preserve trees and woodland. However, a revised tree survey must be submitted prior to any decision being made on this application. I therefore recommend clarification of additional information be sought.

I recommend that CLARIFICATION OF ADDITIONAL INFORMATION be requested from the to the following:

- detailed and* 01 The tree survey submitted as additional information is considered to be *insufficient* unsatisfactory. The applicant is requested to submit a detailed tree survey carried out by a qualified tree surgeon indicating the location, quality (i.e. some classification) and condition i.e. age, height, size, spread of all trees which will be required to be removed to facilitate the proposed development. This should include details of all vegetation/trees which would be removed to make way for (1) building works (2) construction works and (3) trees affected by the proposal to develop a car park to the west of the site.

All trees should be numbered on site to assist assessment of the tree survey by the County Council.

The applicant should consult with the Council's Parks Department before resubmitting.

- 02 Plans lodged as additional information indicate a proposed car park to the west of the site. The applicant is requested to:-
- (1) indicate how it is intended to access this area and
  - (2) clarify whether any rights of way which may exist here are likely to be interfered with.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

*M. Pendergast*  
.....  
for Dublin Planning Officer

*[Signature]*  
.....  
Endorsed:--.....  
for Principal Officer

Order: I direct that CLARIFICATION OF ADDITIONAL INFORMATION be requested from the applicant for outline Permission as set out in the above report and that no thereof be served on the applicant.

Dated : *14<sup>th</sup> May 1992* .....  
ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin city and county Manager dated ~~26 August 1991~~ *10<sup>th</sup> February 1992*

*22<sup>nd</sup> Feb 1992* *[Signature]*



① Mary G. SS only

Register Reference : 91A/1951

Date : 13th December 1991

Development : Leisure Centre  
LOCATION : Spa Hotel, Lucan  
Applicant : Colgan Group  
App. Type : OUTLINE PERMISSION  
Planning Officer : M.GALVIN  
Date Recd. : 10th December 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 07.02.92 .....  
Time ..... 2.30 .....

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL  
- 6 JAN 1992  
SAN SERVICES

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
FOR PRINCIPAL OFFICER  
- 6 FEB 1992  
Returned. *[Signature]*

Date received in Sanitary Services .....

FOUL SEWER

*Insufficient information.*

*This proposal would draw to a satellite pumping station of limited capacity. Engineering Services must have an indication of the estimated peak flows from this proposal.*

*A levy towards the upgrading of this pumping station will be applicable.*

SURFACE WATER

*Insufficient information*

*The applicants must indicate the additional flows to be generated by this proposal and must indicate a viable out fall*

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*[Signature]*  
30.1.92

*J.P.*  
*30/1/92*

*Filed.*

Register Reference : 91A/1951

Date : 13th December 1991

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT.  
 Date ..... 07.02.92 .....  
 Time ..... 2.30 .....

ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

~~Refusal Recommended.~~  
 WATER SUPPLY. ~~In sufficient information supplied for a proper assessment. Applicant is to re-submit showing details of water main layout together with proposed connections to public supply. Applicant is to forward details of proposed water usage.~~  
 Refer to CFO. ~~Col. F. R. 2/11/92~~

ENDORSED ~~[Signature]~~ DATE 31/1/92

~~[Signature]~~  
17/1/92

Water available. Details of W.M. layout and usage to be provided with application for full permission.  
 [Signature] 17/1/92

8/598/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1951 Date Received : 10th December 1991

Correspondence : Denis Murphy,  
Name and : 224 Clonliffe Road,  
Address : Dublin 3.

+ Colgan Group  
Lucan Spa Hotel  
Lucan  
co Dublin

Development : Leisure centre  
Location : Spa Hotel, Lucan  
Applicant : Colgan Group  
App. Type : Outline Permission  
Zoning : To protect and/or improve residential amenity.  
Floor Area : Sq.metres

(MG/BB)

Report of Dublin Planning officer dated 5th February, 1992.

This is an application for OUTLINE PERMISSION for a leisure centre at the Spa Hotel, Lucan for Colgan Group.

The proposed site which has an area of 11 acres is located to the west of Lucan Village and to the north of the Lucan By-Pass. It is zoned 'A' "to protect and/or improve residential amenity". Existing buildings on site include the Spa Hotel and the County Bar.

### PLANNING HISTORY

Reg. Ref. No. SA 1<sup>3</sup> refers to an application for planning permission for repairs, alterations and additions to the Spa Hotel, Lucan for Spa Hotel Ltd. This application was subsequently withdrawn.

Reg. Ref. No. SA. 1243 refers to a grant of permission for renovations to Spa Hotel, Lucan for F. Colgan.

Reg. Ref. No. ZA 350 refers to a refusal of <sup>outline</sup> permission by Dublin county council  
^

ey

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

and on appeal to An Bord Pleanála for 31 houses on lands adjoining the Spa Hotel, Lucan for F. Colgan.

Reg. Ref. No. ZA 1157 refers to a grant of planning permission for the retention of a snooker hall at the County Bar premises, Lucan for F. Colgan.

Reg. Ref. No. 88A/109 refers to a grant of planning permission for a single storey toilet block at the county Bar, Lucan.

Reg. Ref. No. 88A/1192 refers to a grant of planning permission for 14 two storey detached houses at lands at the Spa Hotel, Lucan for Colgan Group Hotels.

Reg. Ref. No. 91A/609 refers to an application for planning permission for change of use from Snooker Halls to bar and lounge at first floor level of the County Bar premises, Lucan for Frank Colgan Investments Ltd.

The current application is for a leisure centre at the grounds of the Spa Hotel.

Drawings submitted include a block plan which identifies a 3439 sq. metre building immediately to the south of the County Bar premises. This is to comprise of a 2 storey block to the front and a single storey block to the rear. Much of this building will be located on an attractive heavily vegetated portion of the site. It is an objective of the Draft County Development Plan, 1991, "To protect and preserve trees and woodland" at this location. A portion of the proposed leisure centre will encroach an existing car parking facilities.

Roads Department report noted.

The proposed development is open for consideration in an area zoned A and is considered to be a compatible use having regard to the existing commercial uses on site. However, the scale of the development proposed may be excessive. The applicants have not submitted any details regarding types of leisure uses proposed i.e. swimming pool, squash courts, tennis courts, conference facilities and even function rooms. These matters should be clarified. Furthermore, a tree survey is required in order to assess the impact of the development on the wooded portion of the site.

~~The current application is for outline permission for a large scale leisure centre i.e. 3439 sq. metres.~~

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

*The current application is for outline permission for a large scale leisure centre ie 3439 sq metres*

01 The applicant is requested to submit details of the types of leisure uses envisaged at the proposed development, i.e. swimming pool, squash courts, bowling alley etc. The applicant is also requested to clarify whether conference facilities/function rooms are proposed.

02 The applicant is requested to clarify the catchment the proposed leisure centre is likely to serve.

03 From site inspection it was noted that the proposed development encroaches on an area of woodland to the south of the County Bar premises. This area is affected by a specific objective of the Draft County Development Plan, 1991, "to protect and preserve trees and woodland".

The applicant is requested to submit a detailed tree survey indicating the location, quality and condition of all trees which will be required to be removed to facilitate the proposed development.

04 The applicant is requested to clarify how it is intended to provide on site car parking to serve the proposed development.

59

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

*ms*  
.....  
for Dublin Planning Officer

*my*  
Endorsed: -.....  
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Outline Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : 6<sup>th</sup> FEBRUARY 1992 .....  
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~  
to whom the appropriate powers have been delegated by order of the Dublin city and County Manager dated 10<sup>th</sup> December, 1991.

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1951.  
DEVELOPMENT: Leisure centre.  
LOCATION: Lucan Spa Hotel, Lucan.  
APPLICANT: Colgan Group.  
DATE LODGED: 10.12.91.

Roads Department do not foresee any traffic problems with this proposal subject to compliance with Development Plan parking standards. (Access is via the Lucan By-Pass).

A full parking layout with parking calculations should be shown on application for full permission.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 21.01.92 .....  
Time ..... 4.00 .....

TR/BMcC  
15.1.92.

SIGNED: [Signature]  
DATE: 15/1/92

ENDORSED: [Signature]  
DATE: 15/1/92

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1951.  
 DEVELOPMENT: Leisure centre.  
 LOCATION: Lucan Spa Hotel, Lucan.  
 APPLICANT: Colgan Group.  
 DATE LODGED: 10.12.91.

Roads Department do not foresee any traffic problems with this proposal subject to compliance with Development Plan parking standards. (Access is via the Lucan By-Pass).

A full parking layout with parking calculations should be shown on application for full permission.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 15.01.92  
 Time ..... 4.15.

TR/BMcC  
 15.1.92.

SIGNED: *[Signature]*  
 DATE: 15/1/92

ENDORSED: *[Signature]*  
 DATE: 15/1/92.



*Clar of A1*



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach lacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Denis Murphy,  
224 Clonliffe Road,  
Dublin 3.

Our Ref. 91A/1951  
Your Ref.  
Date 15 May 1992

Re: Leisure Centre at Spa Hotel, Lucan for Colgan Group.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 15 May 1992, in connection with the above.

Signed: *Denis Murphy*

On behalf of: (Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the above Notification, dated 15 May 1992, was handed by me to the above signed today.

SIGNED: *Rosalie Ward*  
DATED: *15 May 92*



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Decision Order Number : P/ 2140 /92      Date of Decision : 14th May 1992  
Register Reference : 91A/1951      Date Received : 16th March 1992  
Applicant : Colgan Group  
Development : Leisure Centre  
Location : Spa Hotel, Lucan

Dear Sir/Madam,

With reference to your planning application, received here on 16.03.92 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 - 1991, the following clarification of additional information must be submitted in quadruplicate:-

- 01 The tree survey submitted as additional information is considered to be insufficiently detailed and unsatisfactory. The applicant is requested to submit a detailed tree survey carried out by a qualified tree surgeon indicating the location, quality (i.e. some classification) and condition i.e. age, height, size, spread of all trees which will be required to be removed to facilitate the proposed development. This should include details of all vegetation/trees which would be removed to make way for (1) building works (2) construction works and (3) trees affected by the proposal to develop a car park to the west of the site. All trees should be numbered on site to assist assessment of the tree survey by the County Council.  
The applicant should consult with the Council's Parks Department before resubmitting.

- 02 Plans lodged as additional information indicate a proposed car park to the west of the site. The applicant is requested to:-  
(1) indicate how it is intended to access this area and  
(2) clarify whether any rights of way which may exist here are likely to be interfered with.

Denis Murphy,  
224 Clonliffe Road,  
Dublin 3.



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Reg.Ref. 91A/1951  
Decision Order No. P/ 2140 /91  
Page No: 0002

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

Yours faithfully,

PRINCIPAL OFFICER

Date : 15/5/92

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Register Reference : 91A/1951

Date : 19th March 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Leisure Centre  
LOCATION : Spa Hotel, Lucan  
APPLICANT : Colgan Group  
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 16th March 1992.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Denis Murphy,  
224 Clonliffe Road,  
Dublin 3.

denis murphy

M.I. Arch. A.T.

Denis Murphy Consultant Architect 224 Clonliffe Road, Dublin 3. Telephone 376791.

91A/1951

1.8.4

A.1.

Dublin Co. Council  
Planning Department,  
Irish Life Centre.

11th March 1992

Re: *Additional information. Reg. Ref. No 91A / 1951 Proposed Leisure  
Centre at Lucan Spa Hotel.*

Dear Sirs,

With reference to the above request for additional information, I enclose herewith 4 copies of a detailed Tree Survey relevant to the outline proposal for a Leisure Centre at Lucan Spa Hotel.

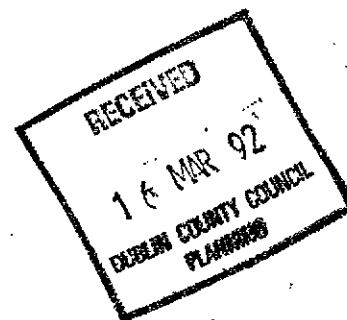
The application proposes for a Leisure Centre which would contain a Swimming Pool, Squash Courts, Gymnasiums, Sun bed Rooms, Jacuzzi Room, Aerobics Room, Reception Area, Supervised Children's Playroom, Two indoor Tennis Courts, Dressing Rooms, Toilets etc. needed for all these activities. Conference facilities and function rooms are not included in this proposal as these facilities are already well provided for at the main Spa Hotel building nearby.

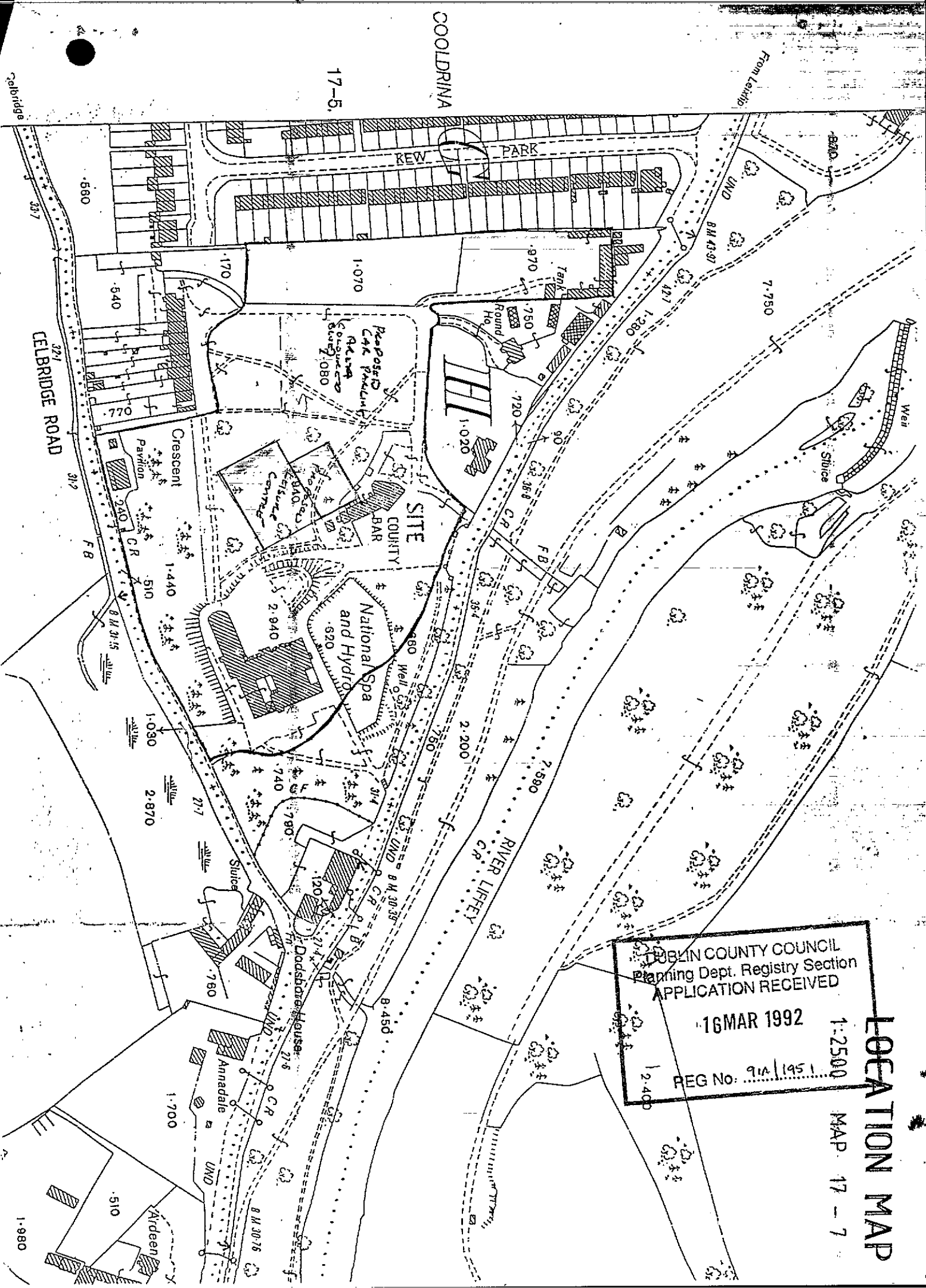
The proposed Leisure Centre should serve a large area of West County Dublin & nearby towns, Lucan, Cellbridge, Palmerstown, and other nearby towns.

It is our intention to provide a Large Car Parking area to the West of the development in the approximate position shown on the enclosed location map.

Yours Faithfully

*Denis Murphy*  
Denis Murphy





17-5.

COOLDRINA

From Leixlip

Calbridge

CELBRIDGE ROAD

REW PARK

SITE

National Spa and Hydro

RIVER LIFFEY

DUBLIN COUNTY COUNCIL  
 Planning Dept. Registry Section  
 APPLICATION RECEIVED

16 MAR 1992

REG No: 91A/1951

LOCATION MAP

1:2500 MAP 17 - 7

1-980

510

1-700

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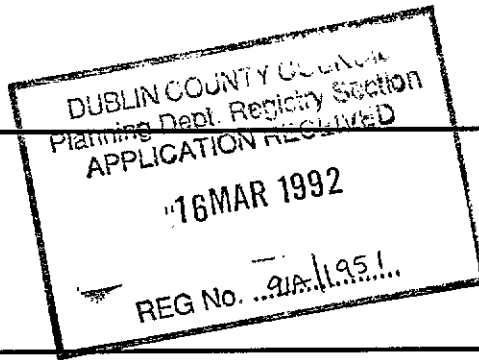
770

# Paul Mac Mahon

Consulting Engineer

39 Daleview Road Swords  
County Dublin

Telephone (01) 402732



3/3/1992.

Tree Survey at Lucan Spa Hotel, Lucan, Co. Dublin.

(List of mature trees as indicated on the accompanying drawing no. 1.).

No.	Name.	Girth.	Comments.
1.	TAXUS baccata [Yew].	1.95m	Signs of decay, likely to storm damage.
2.	Ilex [Holly].	0.94m	Dying, crown dead.
3.	FAGUS sylvatica [Beech].	2.82m	Healthy condition, some signs of decay. One tall branch has signs of decay on cut, could fall into car park. Begins to decay after 100 years, and then comes apart quickly.
4.	TILIA x europaea [Lime].	1.7m	Signs of decay on upper branches.
5.	TILIA x europaea [Young lime].	1.25m	Very bad condition, could go in storm because of shape.
6.	TILIA x europaea [Lime - dividing into three trunks].	1.7m	Healthy, but very close to "County Bar", could not guarantee any tree this height in storm. Root structure has been weakened by close proximity of car park.
7.	TILIA x europaea [Limel].	3.76m	Very high, very close to car park. Centre of lime trees rot from centre out, therefore hidden detail. Divided into three

distinct trunks.

- |     |   |       |   |
|-----|---|-------|---|
| 8.  | PINUS sylvestris<br>[Scots Pine].   | 1.74m | Healthy, but nearing end<br>of life span.   |
| 9.  | PSEUDOTSUGA<br>menziesii<br>[Douglas fir].                                    | 1.83m | Healthy, out of plumb,<br>leaning towards car park.<br>Nearing end of life span.            |
| 10. | PSEUDOTSUGA<br>menziesii<br>[Douglas fir].                                    | 1.24m | Nearing end of life span.   |
| 11. | PSEUDOTSUGA<br>menziesii<br>[Douglas fir].                                    | 1.4m  | Shallow root structure.<br>Nearing end of life span.  |
| 12. | PSEUDOTSUGA<br>menziesii<br>[Douglas fir].                                    | -     | Uprooted and dead.  |
| 13. | PSEUDOTSUGA<br>menziesii<br>[Douglas fir].                                    | -     | Nearing end of life span.<br>Broken 3.5m above ground,<br>obviously damaged in<br>storm.    |
| 14. | PSEUDOTSUGA<br>menziesii<br>[Douglas fir].                                    | 1.64m | Nearing end of life span.   |
| 15. | TILIA tomentosa<br>[Silver lime].   | 2.05m | Signs of decay in upper<br>branches.  |
| 16. | ACER pseudoplatanus<br>[Sycamore].  | 2.88m | Signs of decay at division<br>of trunk into tree.   |
| 17. | CUPRESSUS<br>macrocarpa.<br>[Monteray cypress,<br>largest tree in<br>survey]. | 5.5m  | A lot of storm damage to<br>upper branches. Broken<br>branches damaging<br>adjoining trees. |
| 18. | CHAMAECYPARIS<br>Lawsoniana.<br>[Lawson cypress].                             | 2.09m | Roots may have been eroded<br>by car park development.                                      |
| 19. | TILIA x europaea<br>[Lime].   | 2.65m | Several dead branches;<br>indications of decay from<br>within.                              |
| 20. | Prunus pisardii<br>[Flowering plum].  | -     | Never had a chance.<br>Ungainly angle, lob sided<br>and roots already lifting.              |



21.	PRUNUS spinosa [Blackthorn].		Dead.
22.	PRUNUS lusitanica [Portugal laurel].	1.62m	1/3 of tree remaining, rest cut away, and upper branches damaged.
23.	PRUNUS lusitanica [Portugal laurel].	2 x 0.73m	1/2 of tree remaining. Extensive damage to one trunk and storm damage to other trunk.
24.	PSEUDOTSUGA menziesii [Douglas fir].	2.83m	Storm damage to top of tree. Approximately 40 lower branches decaying.
25.	FAGUS sylvatica [Beech].	2.2m	Healthy.
26.	TAXUS baccata [Yew].	2.5m	Vandalised, eventually weakens tree.
27.	TAXUS baccata [Yew].	2.79m	Healthy, but lower branches decayed.
28.	PINUS sylvestris [Scots Pine].	1.6m	Storm damaged, nearing end of life span.
29.	PRUNUS lusitanica 2 [Laurels].	1.32m 1.5m	Branches badly cut over the years, resulting in decay.
30.	PRUNUS pisardii [Flowering Plum].		Could be moved, or replaced with mature tree.
31.	PRUNUS lusitanica [Laurel].	1.37m	Damage to top heavy branches. Base rotting due to cut away branches.
32.	TAXUS baccata [Yew].	1.48m	Lower branches dead, otherwise healthy.
33.	TAXUS baccata [Yew].	2.78m	Healthy, lower branches dead.
34.	TAXUS baccata [Yew].	3.7m	Healthy, but trunk over- hanging driveway should be removed.
35.	CHAMAECYPARIS lawsoniana Lawson cypress.	2.07m	One side unhealthy due to overhanging sycamore, therefore lopsided.

36.	ACER pseudoplatanus [Sycamore].		Healthy.
37.	ILEX [Holly].	0.8m	Overshadowed by sycamore. Two trunks, one completely dead.
38.	CHAMAECYPARIS lawsoniana (small) Lawson cypress.	1.0m	Very bad condition, damaged one side.
39.	TAXUS baccata [Yew].	2.8m	Double trunk, healthy but lopsided.
40.	ILEX [Holly].	0.9m	Overshadowed by lime tree.
41.	TILIA x europaea [Lime].	2.3m	Diseased tree.
42.	AESCULUS hippocastanum [Horse chestnut].	2.65m	Healthy, but obvious storm damage, large damaged branch decaying into trunk of tree.
43.	TILIA x europaea [Lime].	2.9m	Several dead branches.
44.	PINUS sylvestris [Scots Pine].	1.6m	Lower branches dead. Healthy, but nearing end of life span.

Note : These trees were identified by bark in the dormant season.

Conclusion: Even though large trees look healthy it is no guarantee, with specimens of this age, they will withstand gale/storm force winds. This plantation of trees is 80-100 years old (approx.), and was not well maintained throughout these years.

I conclude my report and I trust it meets your requirements.

Yours sincerely,

*Paul Mac Mahon*

Paul Mac Mahon BA BAI Eur Ing MC Eng M IEI M Cons EI.



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Decision Order Number : P/ 0598 /92      Date of Decision : 6th February 1992

Register Reference : 91A/1951      Date Received : 10th December 1991

Applicant : Colgan Group

Development : Leisure Centre

Location : Spa Hotel, Lucan

Dear Sir/Madam,

With reference to your planning application, received here on 10.12.91 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 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The current application is for outline permission for a large scale leisure centre i.e 3439 sq. metres. The applicant is requested to submit details of the types of leisure uses envisaged at the proposed development, i.e. swimming pool, squash courts, bowling alley etc. The applicant is also requested to clarify whether conference facilities/function rooms are proposed.
- 02 The applicant is requested to clarify the catchment the proposed leisure centre is likely to serve.
- 03 From site inspection it was noted that the proposed development encroaches on an area of woodland to the south of the County Bar premises. This area is affected by a specific objective of the Draft County Development Plan, 1991, "to protect and preserve trees and woodland".

The applicant is requested to submit a detailed tree survey indicating the location, quality and condition of all trees which will be required to be removed to facilitate the proposed development.

Denis Murphy,  
224 Clonliffe Road,  
Dublin 3.



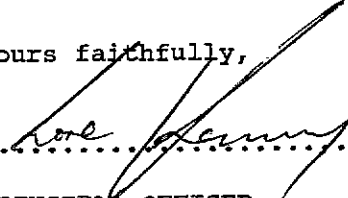
Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Reg.Ref. 91A/1951  
Decision Order No. P/ 0598 /91  
Page No: 0002

04 The applicant is requested to clarify how it is intended to provide on site car parking to serve the proposed development.

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

Yours faithfully,

  
.....  
PRINCIPAL OFFICER.....

Date : 6/2/92.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/1951

Date : 11th December 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Leisure Centre  
LOCATION : Spa Hotel, Lucan  
APPLICANT : Colgan Group  
APP. TYPE : OUTLINE PERMISSION

With reference to the above, I acknowledge receipt of your application received on 10th December 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Denis Murphy,  
224 Clonliffe Road,  
Dublin 3.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission  Outline Permission  Approval  Place / in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building ..... LUCAN SPA HOTEL  
(If none, give description sufficient to identify) ..... LUCAN, CO DUBLIN.

3. Name of applicant (Principal not Agent) ..... COLGAN GROUP  
Address ..... LUCAN SPA HOTEL, LUCAN, CO DUBLIN. Tel. No. 6280494

4. Name and address of person or firm responsible for preparation of drawings ..... Denis Murphy, M.B.L.A.T.  
..... 22A, LISNAFFA ROAD, DUBLIN 3 Tel. No. 376791

5. Name and address to which notifications should be sent ..... AS ABOVE X

6. Brief description of proposed development ..... OUTLINE PERMISSION FOR LEISURE CENTRE.

7. Method of drainage ..... EXISTING SEWERAGE + SUN SYSTEM 8. Source of Water Supply ..... RISING MAINS

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used ..... EXISTING HOTEL + EXISTING BAR

*Irish  
Jobs  
7/12/91*

(b) Proposed use of each floor ..... SAME AS ABOVE

*5044 11/12  
54000*

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ..... No

11.(a) Area of Site ..... 11.3 SQ. METRES  
(b) Floor area of proposed development ..... 3439 SQ. METRES  
(c) Floor area of buildings proposed to be retained within site ..... 9552 SQUARE METRES

*TO DEC 91*

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) ..... Freeholder

13.Are you now applying also for an approval under the Building Bye Laws?  
Yes  No  Place / in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
Not necessary at this stage

15.List of documents enclosed with application ..... 4 copies of the plans  
..... copy of notice in the paper  
..... Fees payable

*CO. DUBLIN - Outline permission being sought for Leisure Centre at Lucan Spa Hotel for Colgan Group.*

16.Gross floor space of proposed development (See back) ..... 3439 Sq. m.

No of dwellings proposed (if any) ..... None Class(es) of Development ..... 4  
Fee Payable £ ..... 5044 Basis of Calculation ..... 3/4 Free Area at 1.75 per sq meter  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) ..... Denis Murphy for Colgan Group Date 10/12/91

Application Type ..... O.P. FOR OFFICE USE ONLY

Register Reference ..... 91A/1951

Amount Received £ ..... 18.0

Receipt No .....

Date ..... 17/6

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1-970  
 1-070  
 2-080  
 1-940  
 1-440  
 2-940  
 1-620  
 11-300

1. Name and Address of applicant.
  2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
  3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
    - (a) The address of the structure or the location of the land.
    - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
    - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
  - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
  - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
    - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
  - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

MICHAEL CHONTAE ÁTHA CLIATH

RECEIPT CODE

DUBLIN COUNTY COUNCIL

46/48 UPPER O'CONNELL STREET  
DUBLIN 1

ISSUE of this receipt is not an

acknowledgement that the sum

of £5000.00 has been received

N 54060

£5000.00

Received this 11<sup>th</sup> day of December 1971

from Lucan Spa Hotel Ltd,  
Lucan,  
Co. Dublin

the sum of five thousand and no pence being

planning application at

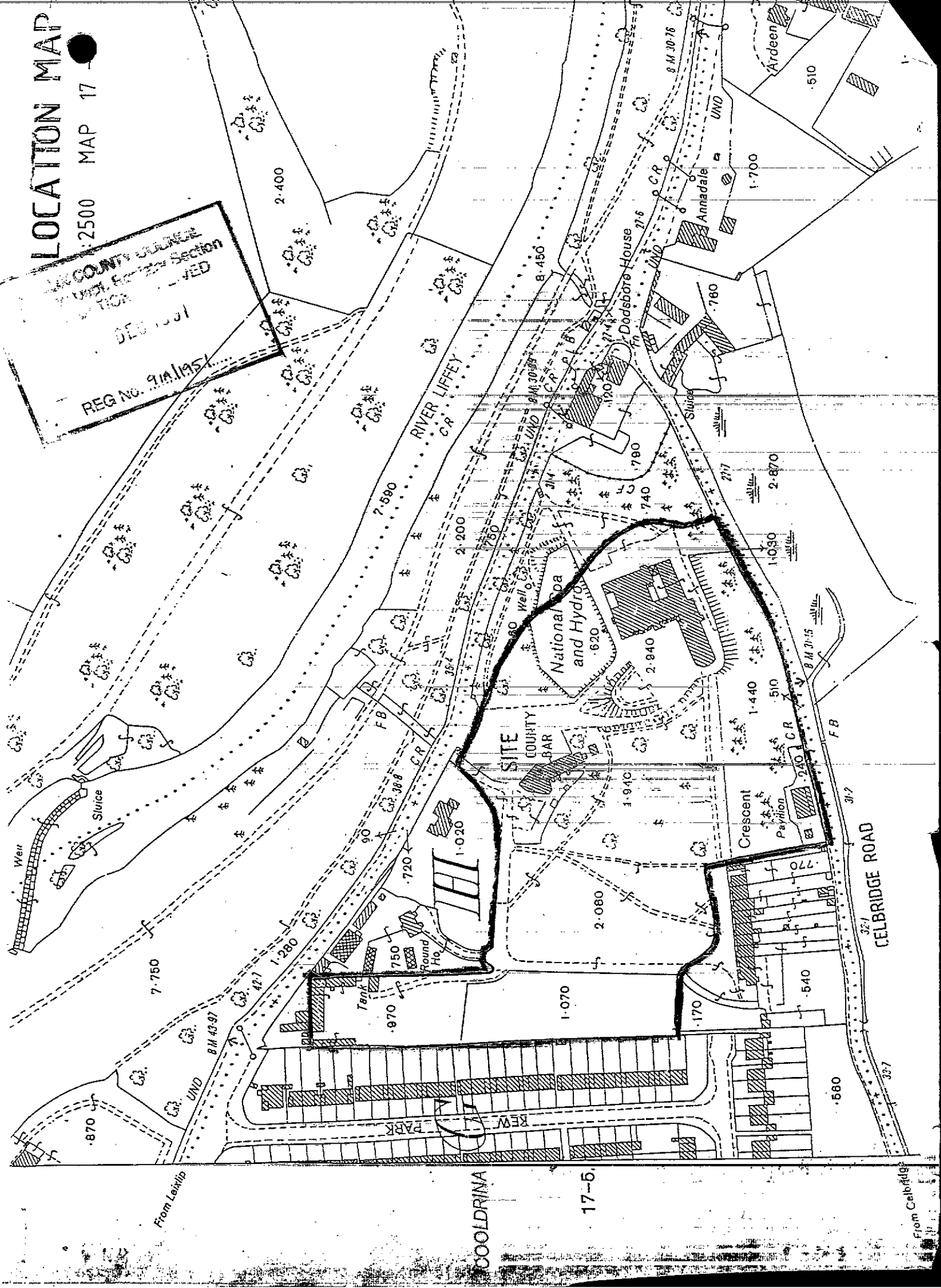
Madame Desires  
S. CAREY  
Principal Officer



# LOCATION MAP

2500 MAP 17

DEPARTMENT OF AGRICULTURE  
COUNTY ENGINEER  
UNIV. ENGINEERING SECTION  
SECTION 17-5  
REG. No. 91A/1951

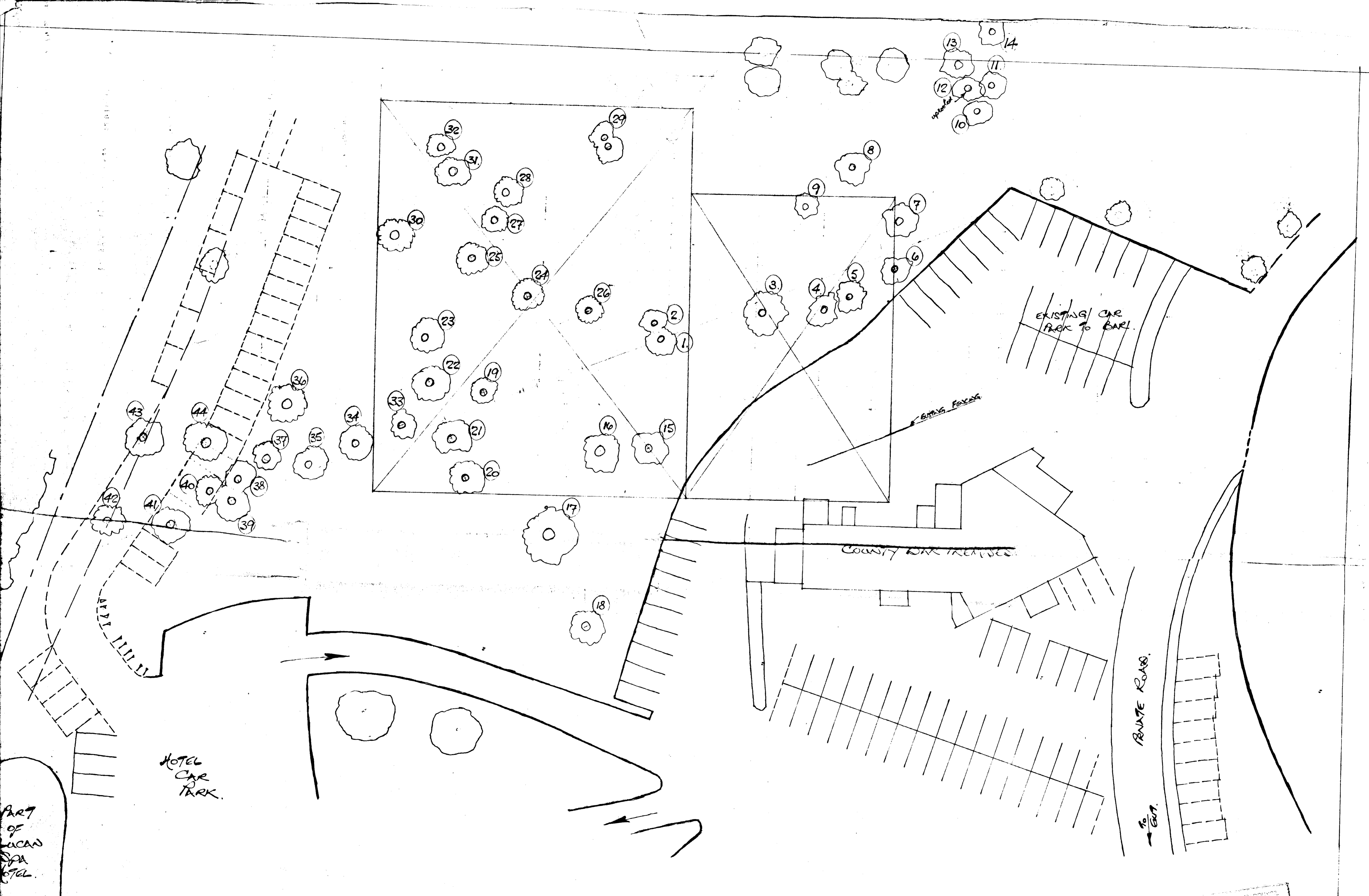


COOLDRINA

17-5

From Leixlip

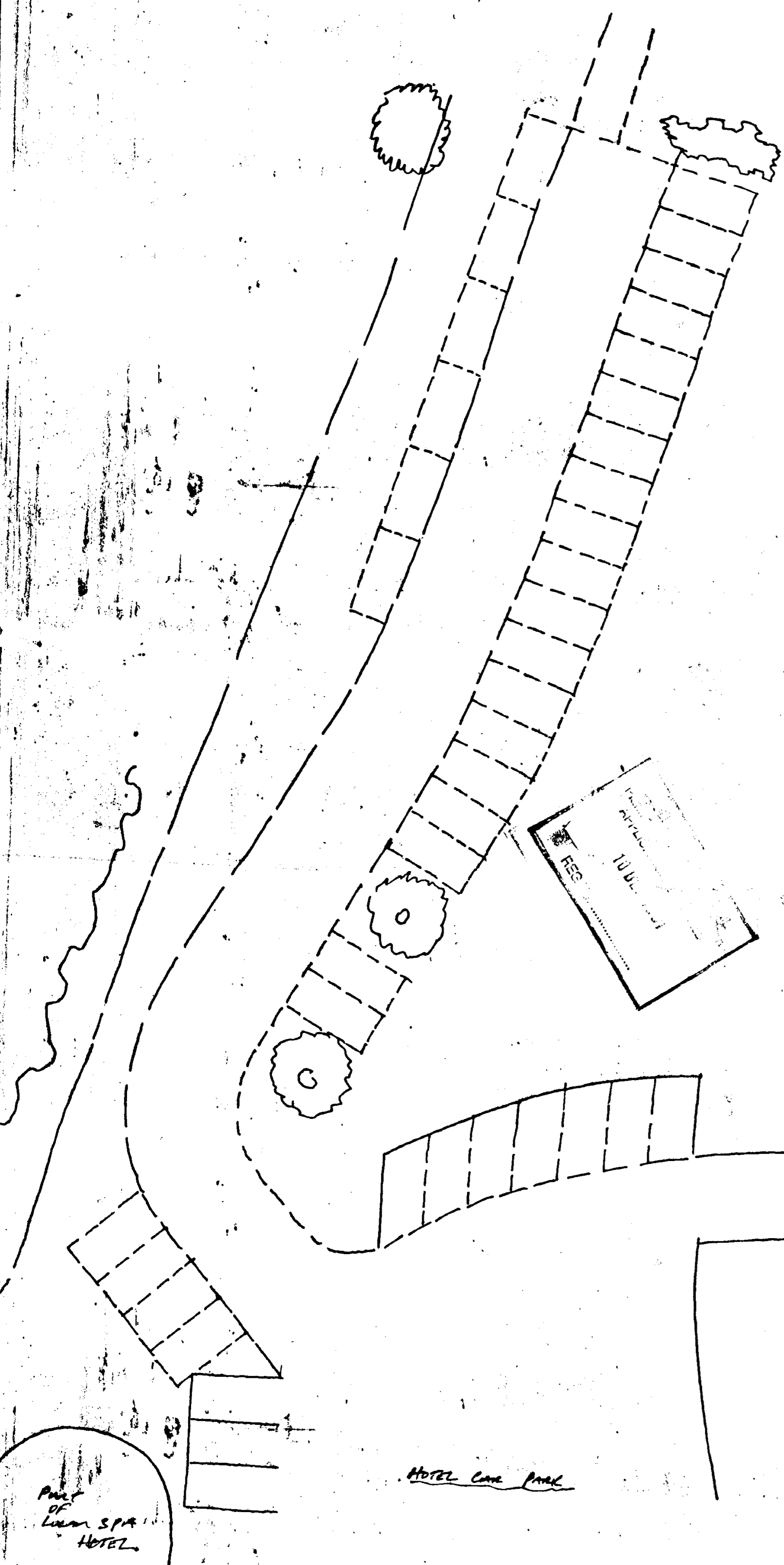
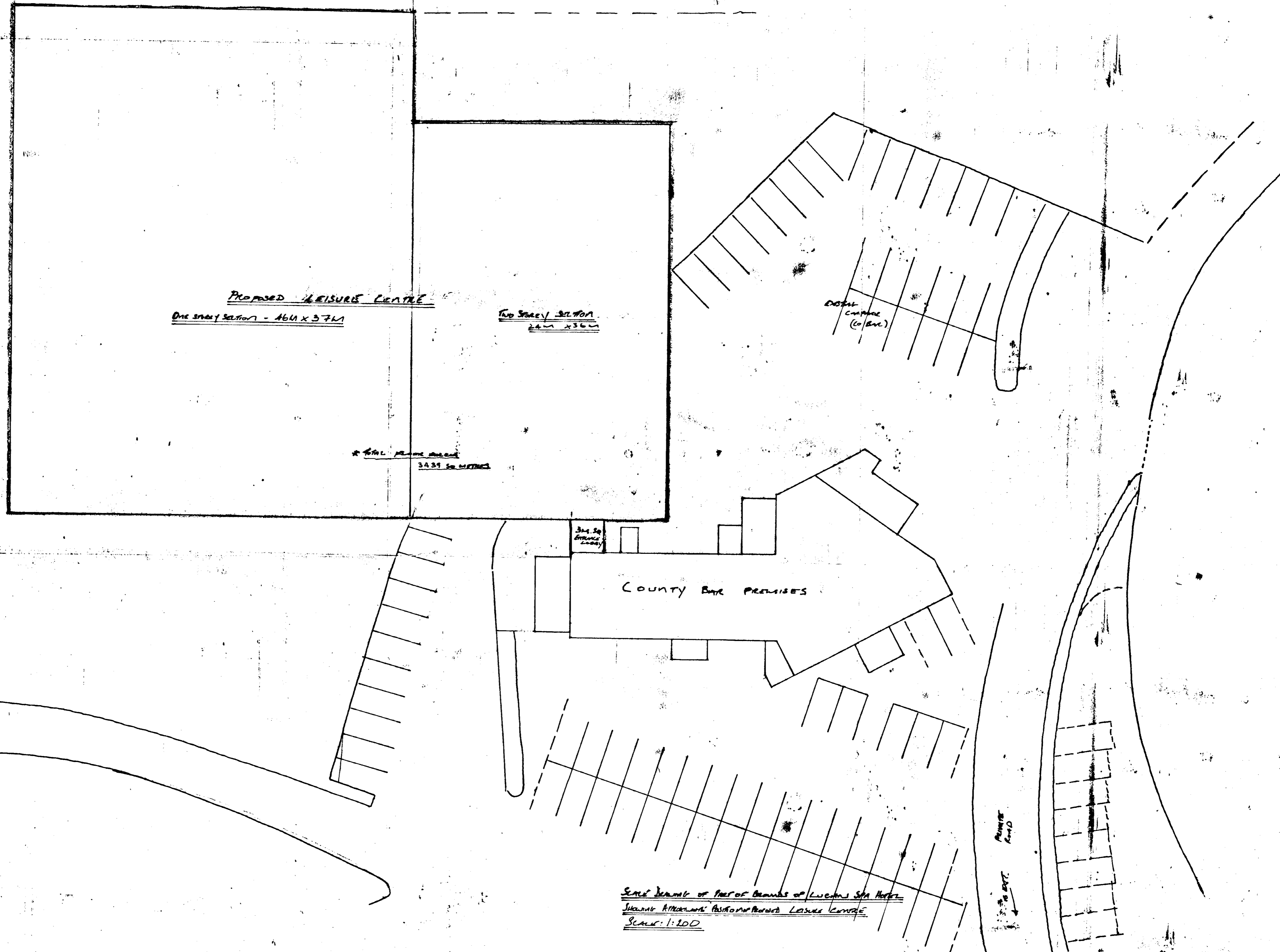
From Celbridge



DRAWING SHOWING PART OF GROUNDS OF LUCAN SPA HOTEL  
SHOWING TYPE & POSITION OF EXISTING TREES RELATIVE TO  
APPROXIMATE POSITION OF PROPOSED LEISURE CENTRE.

PLANNING DEPARTMENT  
 PUBLIC WORKS & HOUSING DIVISION  
 APPLICATION RECEIVED  
 16 MAR 1992  
 REG. NO. 00011511...

OUTLINE PLAN OF PROPOSED LEISURE CENTRE AT LUCAN SPA HOTEL, LUCAN, Co. DUBLIN FOR COLGAN GROUP.  
 DATE: 25/2/1992  
 SCALE: 1:200  
 DRAWN: Phuchard.  
 BY: 1.  
 DRG. NO. 1.  
 CONSULTING ENGINEER:  
 PAUL MAC NEEHAN B.A., B.A.I.,  
 C.ENG., M.I.E.I., EUR. ING., M.C.O.E., E.I.  
 39 DALEVIEW ROAD, SWOODS,  
 Co. DUBLIN. HOME: 402732.



SCALE DRAWING OF PART OF PREMISES OF LUCAN SPA HOTEL  
 SHOWING APPROXIMATE POSITION OF PROPOSED LEISURE CENTRE  
 SCALE: 1:200