

APPEALS DECISIONS

APPEALS CHECK LIST

*RO'Donnell*

8

REG. REF. NO. 92A 8

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:  APPEALS DECISION <i>AP</i>  CHANGE STATUS <i>62</i>  APPEALS DATE <i>25/8/92</i>	✓
		✓
		✓
		✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

REFUSAL.....55  
 GRANT.....62  
 WITHDRAWN.....54  
 CONDITIONS.....53

Register Reference : 92A/0008

Date : 31st March 1992

Dear Sir/Madam,

Development : Change of house type

LOCATION : 34A Sycamore Avenue, Kingswood.

Applicant : G. Doherty,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to GRANT PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £30.

Yours faithfully,

.....  
L.S.

for PRINCIPAL OFFICER

Tony & Joan Burke,  
31 Sycamore Avenue,  
Kingswood,  
Dublin 24.

# NEW APPEALS

## APPEALS CHECK LIST

REG. REF. NO. 92A 0008

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6  ENTER IN PLANAPS	Appeal Notified:	✓
	Appeal Type/Appellant Type:	✓
	Bord Pleanal Ref:	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED <i>Note: 31 Sycamore AVE only objectors Not Party to Appeal</i>	
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO	
10		
11		

J. Archer,  
35 Sycamore Avenue,  
Kingswood,  
Dublin 24.

Our Ref: 92A/0008

24 March 1992

Re: Proposed change of house type at 34A Sycamore Avenue,  
Kingswood for G. Doherty.

Dear Sir/Madam,

I enclose, herewith, correspondence dated 26th February, 1992 which was sent to you by Registered Post on 2nd March, 1992 and which was returned by the Postal Authority marked "NOT CALLED FOR"

I trust you will now receive same safely.

Yours faithfully,

---

for Principal Officer.

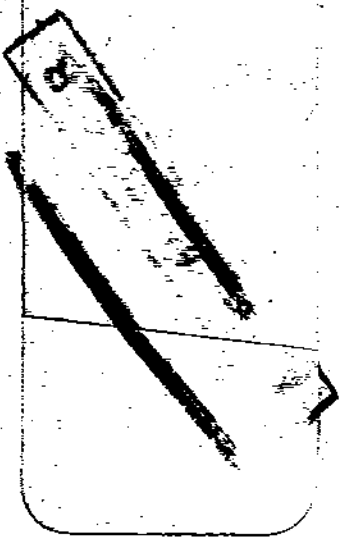
POST  
EF 65119  
137

23 92

DUBLIN  
16 MAR 1992  
RETURNED LETTER SECTION

**R**  
Baile Átha Cliath  
(DN) 169  
No. 783

**P.T.O.**



Handwritten scribbles and numbers, including '13' and '3/3/92'.

**NOT CALLED FOR**

①

De City Ref  
Am. St. Coll.

See ( )

12 APR 23  
NEW YORK



Bosca 174,  
P. O. Box 174,  
Bloo 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath.  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Mrs. J. Breen,  
39 Sycamore Avenue,  
Ballymount,  
Dublin 24.

Our Ref. VH/GC

Your Ref. 3/3/92

Date

REG. REF. 92A/0008

RE: Development at 34A Sycamore Avenue.

Dear Sir,

I refer to your letter received in this Department on 28/2/92 regarding the above and wish to inform you that a Decision to grant Permission was made on this application on 26/2/92.

Your attention is drawn to the Register maintained in accordance with Section 8 of the Local Government (Planning and Development) Act, 1963 in which full particulars concerning planning applications including decisions thereon are recorded. The Register may be consulted at the above address during normal office hours.

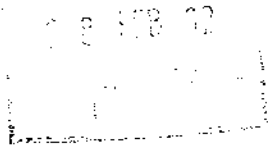
Yours faithfully

for PRINCIPAL OFFICER

291

92A/8.  
P.G. 26/2/92.

26/2/92.  
39 Sycamore Ave  
Ballymount  
Dn 24.  
518049



Dear Sir or Madam,

I would like  
to make an objection, a very strong  
objection, to the building of a  
doxner Bungalow on the site of  
34A Sycamore Ave.

yours sincerely  
Mrs J. Breen

**OBJECTOR**





Bosca 174,  
P. O. Box 174,  
Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath,  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Patricia O'Keeffe,  
33 Sycamore Avenue,  
Kingawood Heights,  
Dublin 24.

Our Ref. VH/GC

Your Ref.

Date 3/3/92

REG. REF. 92A/0008

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Dear Sir,

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Yours faithfully

A handwritten signature in dark ink, appearing to be 'W.A.' or similar initials.

for PRINCIPAL OFFICER

92A/8. P.G. 26/2/92

THE PLANNING OFFICER.  
IRISH LIFE CENTRE,  
LOWER ABBEY ST  
DUBLIN 1.

33 SYCAMORE AVENUE  
KINGSWOOD HEIGHTS  
DUBLIN 24.  
26/2/92.

28. FEB 92

Dear Sir,

RE: SITE 34A SYCAMORE AVE.

I was astounded  
to read that application DATED 2nd  
JANUARY 1992 was made by a Mr G  
Doherty for change of house type at  
the above address.

As you know  
planning permission was already granted  
on this site in 1991 to Miss  
Carmel Kavanagh for the construction of  
a 3 bedroom bungalow similar in  
design and appearance to other  
bungalows in this locality.

However, it would  
appear this latest application

involves the construction of a 4  
Bedroom DORMER type Bungalow intended  
I assume for resale and not  
occupation.

As a resident of Sycamore  
Avenue for 12 years standing I object  
strongly to this sort of development  
on the grounds that it will  
destroy the pleasant uniformity and  
appearance of the area. The building  
will also present a serious obstruction  
to traffic and a danger to children,  
as it is proposed to construct  
the building on a small corner  
site removing what little is left  
of the garden and trees.

Yours Faithfully  
Patrick O'Keefe

**OBJECTOR**



Bosca 174,  
P. O. Box 174,  
Bloco 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath,  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Joseph McCoy,  
1 Sycamore Park,  
Kingwood,  
Dublin 24.

VH/GC  
Our Ref.  
Your Ref.  
Date 3/3/92

REG. REF. 92A/0008

RE: Development at 34A Sycamore Avenue.

Dear Sir,

I refer to your letter received in this Department on 2/3/92 regarding the above and wish to inform you that a Decision to grant Permission was made on this application on 26/2/92.

Your attention is drawn to the Register maintained in accordance with Section 8 of the Local Government (Planning and Development) Act, 1963 in which full particulars concerning planning applications including decisions thereon are recorded. The Register may be consulted at the above address during normal office hours.

Yours faithfully

for PRINCIPAL OFFICER



Joseph M<sup>c</sup> Coy

1 Sycamore Park  
Kingswood  
Dublin 24

date: 2/3/92

re : Proposed development  
34 Sycamore Avenue

92A/8  
P.C. 26/2/92

Dear Sir,

I wish to take this opportunity to object to the proposed development at 34 Sycamore Avenue. Currently, my house is not overlooked by properties to the rear. I feel that if this development is allowed to go ahead, the privacy currently enjoyed by my family and I in my rear garden will be lost.

If you require any further details in connection with this objection, please do not hesitate to contact me at the above address.

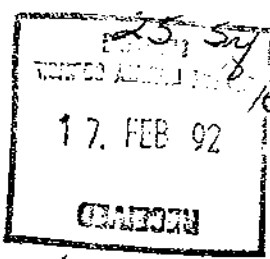
Yours Sincerely

Joseph M<sup>c</sup> Coy

92A/2008

14-2-92

50



25, Sycamore Avenue  
Ringswood Heights  
Dublin 24

Dear Sir,

It has been brought to my notice that planning permission has been sought to build a Dolmen Bungalow on Site No 34<sup>A</sup> Sycamore Avenue, I wish to lodge an objection to Planning Permission being granted. My objection is that this bungalow would be bigger and a different shape to the rest of the bungalows on this road, and the planned entrance would be opposite my entrance causing obstruction.

I think a road that has been settled for as long as this one has should remain as it was originally built

Yours truly  
D. Novalle

**OBJECTOR**

29 Suparnal Avenue, E on  
Kingswood Heights.  
Dahlevi 24.

26/8/92.

Dear Sir, I wish to object <sup>270</sup>  
strongly to planning application  
in Re: my Site at 34A Suparnal Avenue  
Dahlevi 24. as it will block the  
view from my Bangalore and  
also reduce the value of my  
property

92A/8.

Yours faithfully  
Anand Bannur

84

**OBJECTOR**

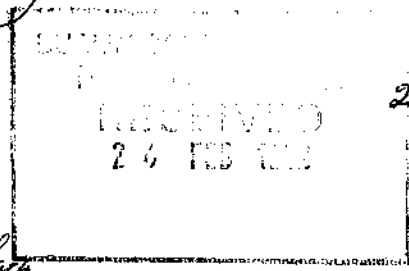




E0141/John

41 Sycamore Avenue,  
Kingswood Heights,

78



Dublin 24.

22. 2. 92

92A/8.

A Chair,

We wish to object in the strongest possible manner to the proposed erection of a two storey house at 34 A Sycamore Ave., Kingswood Heights. This will completely destroy the appearance of all the surrounding area as all houses in this street are Bungalows. Moreover, it will also create a blind corner and accordingly could increase traffic accidents and block of view. Trusting this will be acknowledged.

David & Caitlin Jackson

*EOH*

31 Sycamore Ave,  
Kingswood,  
Dublin 24.  
18/2/92

92A/8 . *(72)*

20 FEB 92

Dear Sirs,

Take notice that we Anthony James Burke and Joan Patricia Burke of 31 Sycamore Ave hereby object to change of house type at 34a sycamore ave, for the following reasons.

(1) The change of house type would result in a larger structure which would ruin the character of the area and result in a drop in the value of our residence

(2) The change in house type would interfere with light entering our property.

(3) The proposed exit from the new structure being situated on a bend would endanger us entering our property

We feel that such a structure would be totally unacceptable to us as residents of Sycamore Ave facing directly at the proposed property.

Yours Sincerely

-----  
*Anthony Burke*  
-----  
*Joan Burke*  
-----

**OBJECTOR**

SON

17, SYCAMORE AVENUE,  
KINGSWOOD,  
DUBLIN 24.

49

14th February 1992

Dublin County Council,  
Planning Application Dept.,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

8.12.92

92A/0008

RE: PLANNING APPLICATION FOR CHANGE OF HOUSE TYPE AT 34A SYCAMORE AVE.

Dear Sir,

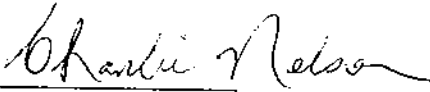
I am writing to object to the abovementioned Planning Application on the following grounds:-

1. A two storey dwelling will seriously restrict visibility when turning the corner and is an obvious danger to children, pedestrians and vehicular traffic.
2. The vehicular access to the proposed house which is at the side of the road facing directly onto my own house is also a danger as it is too close to a corner.
3. The design of the proposed house is totally out of context with the sight lines of the existing premises.
4. There is not enough space available for the same type of house to which change permission is being sought let alone the type in the revised proposal.
5. Green Space in the Dublin 24 area is a rarity and permission to build anything on this garden is amazing to say the least.

Trusting serious consideration will be given to this objection and I would appreciate if you could keep me informed of any decision or development in relation to this matter.

Thanking you,

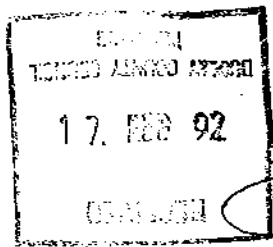
Yours faithfully,

  
Charlie Nelson.

**OBJECTOR**

92A

92A/0008



15 Sycamore Avenue  
Kingswood Heights  
Tallaght  
Dublin 24  
13.2.92

Dear Sir,

I wish to lodge my objection to the revised plans at No 34A Sycamore Avenue, for the reasons set out below.

1 The house will be built on a corner therefore it could be a danger to children eg:- parked cars on the road-way,

2 It will make the corner a blind corner.

3 It (the house) will look very much out of place, as it will be a two story building and on that part of Sycamore Avenue the buildings are bungalows. It will destroy the balance.

4 It also invades on our privacy

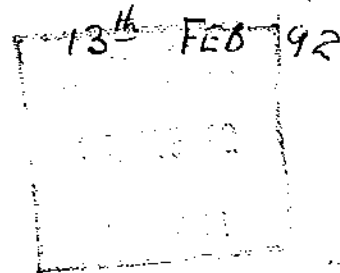
Yours sincerely  
Kenneth Farrell.

**OBJECTOR**

EOH

35, Sycamore Ave  
Kingswood HTS  
TALLAGHT

Dublin 24



(52.)  
The Manager  
Planning Application Section  
Dublin C.C.

Dear Sir:

re: planning application to change  
house type at 34<sup>A</sup> Sycamore Ave,  
92A/0008 - Kingswood HTS. D. 24.

I wish to oppose above application on the  
following grounds.

- (a) It would interfere with the whole  
facade of the avenue
- (b) It would be a danger as regards  
entrances and exits.
- (c) It would necessitate the removal  
of trees and bushes which have been  
growing since house was first built

thereby making the avenue less attractive.

(d) The people in this area are endeavoring to improve environment. This would run counter to our plans for planting trees, shrubs etc.

The outrage being expressed in this area goes back to the initial granting of planning permission. Not a single person was aware that the original lady who owned the bungalow had been granted planning permission until some months afterwards. As soon as she had got planning permission she advertised the sale of her bungalow plus the P.P. for another facsimile bungalow. She sold out and left us to deal with the residue.

I trust this objection will succeed.

**OBJECTOR**

Yours Sincerely  
James Archer

2 March 1992

Councillor M. Farrell,  
6, St. Aongus Crescent,  
Tymon North,  
Tallaght,  
Dublin 24.

---

RE/ Planning Application 92A/0008 - Proposed House at 34A  
Sycamore Avenue, Kingswood

Dear Councillor Farrell,

I wish to refer to your enquiries relating to the above application.

The Planning Officer has reported that the proposal is for a dormer type bungalow with a floor area of about 113sqm which is slightly larger than the size of the house already approved for this site. He reports however, that there is adequate space around the dwelling to accommodate the proposed house type.

The site is located on a corner in an extensive side garden to No. 34, Sycamore Avenue and while the proposed design is not exactly the same as adjacent housing it is of a similar type and similar external finishes are proposed. He considers that the proposed house type would not be inconsistent with neighbouring properties.

A decision to grant permission for this proposal was made on the 20th February, 1992 and a number of people who had expressed objections to this proposal were informed of the decision and of their right of appeal to An Board Pleanala.

Any such appeal by a third party must be received by An Board Pleanala within three weeks commencing on the date of the decision i.e. within three weeks commencing on the 26th February, 1992.

The fee payable to An Bord Pleanála in respect of such an appeal is £100.00.

Yours faithfully,

PRINCIPAL OFFICER

AS/MC



Dublin County Council Comhairle Chontae Atha Cliath Planning Department



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

Register Reference : 92A/0008

Date : 26th February 1992

Dear Sir/Madam,

Development : Change of house type

LOCATION : 34A Sycamore Avenue, Kingswood.

Applicant : G. Doherty,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by order dated 26.02.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [ 9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m. ] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

C. Nelson  
17 Sycamore Avenue  
Kingswood  
Dublin 24.

Yours faithfully,

.....*C.D.*.....

for PRINCIPAL OFFICER

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach lacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
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D. Notaro  
25 Sycamore Avenue  
Kingswood  
Dublin 24.

Yours faithfully,

..... L.D .....  
.....

for PRINCIPAL OFFICER

**Dublin County Council Comhairle Chontae Atha Cliath Planning Department**



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

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K. Farrell  
15 Sycamore Avenue  
Kingswood  
Dublin 24.

Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

**Dublin County Council Comhairle Chontae Atha Cliath Planning Department**



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
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J. Archer  
35 Sycamore Avenue  
Kingswood  
Dublin 24.

Yours faithfully,

.....*L. J.*.....

for PRINCIPAL OFFICER

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach lacht,  
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It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

David O Caitlin Jackson  
41 Sycamore Avenue  
Kingswood Heights  
Dublin 24.

Yours faithfully,

..... L.D .....  
.....

for PRINCIPAL OFFICER

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheathna 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 : 92A/0008

Date : 26th February 1992

Dear Sir/Madam,

Development : Change of house type

LOCATION : 34A Sycamore Avenue, Kingswood.

Applicant : G. Doherty,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 26.02.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [ 9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

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Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

Mr Burrows  
29 Sycamore Avenue  
Kingswood Heights  
Dublin 24.

Yours faithfully,

.....  
L.D

for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. .... *92A/0008* ..... Cert. No. .... *27605* .....

PROPOSAL. .... *Change of house type* .....

LOCATION. .... *34A Sylamore Ave, Kingswood D. 24* .....

APPLICANT. .... *G. Doherty* .....

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£50	<i>16</i>	<i>NL</i>	<i>16</i>	<i>16.20/1</i> <i>NS4615</i>
2	Domestic,	@£50				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
	Metres	@£1.75 per m2 or £40				
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: ..... Grade: ..... Date: .....

Column 1 Endorsed: Signed: ..... Grade: ..... Date: .....

Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* ..... Grade: *S.O.* Date: *9/2/92* .....

Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade: ..... Date: .....

BYE LAW APPLICATION FEES

REF. NO.: RA/0008      CERTIFICATE NO.: 17058

PROPOSAL: Change of house type

LOCATION: 34A Sycamore Ave, Kingwood D24

APPLICANT: G. Doreely

log 2/1/92

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	DED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	730	Nil	730	£30. 2/1	25456.3
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 9/2/92

Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_



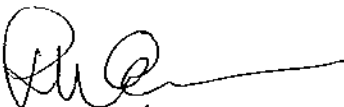
Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

RE: 34A Sycamore Ave, Kingwood D24

REG. REF.: 92A/0008

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)  
REGULATIONS, 1963 - ARTICLE 6.1

A reduced fee (i.e. k) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1963.  
File Reg. Ref.: 90A/1112 on which a full fee was paid is attached.

  
Richard Whelan,  
Staff Officer,  
Registry Section.

Mr. R. Whelan,  
Registry Section.

*No alteration to site layout.*

*R.Y.  
10/1/92.*

A. Hinchy,  
Senior Executive Draughtsman/Technician

DUB/S. P/4848/92

FINANCIAL CONTRIBUTION :-	
AMOUNT £ 750	
F	

## COMHAIRLE CHONTAE ÁTHA CLIATH

### Record of Executive Business and Manager's Orders

EN-9016

Proposed change of house type By order P/0836/92 dated 26th February, 1992 the Council made a decision to grant permission for this proposal. On Appeal, An Bord Pleanála made the following order on 25th August, 1992:-

PL6/5/88310

#### AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 92A/0008

APPEAL by Phyl Nelson and others of 17 Sycamore Avenue, Kingswood, Dublin against the decision made on the 26th day of February, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to Gerard Doherty care of Noel Smith and Associates of Fairview House, Deanery Street, Belturbet, County Cavan for a change of house type at 34A Sycamore Avenue, Kingswood, County Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said change of house type in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

#### FIRST SCHEDULE

It is considered that, having regard to the existing permission granted by the planning authority on the 17th day of August, 1990 under planning register reference number 90A/1112, and subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be inconsistent with the proper planning and development of the area or otherwise injurious to the amenities thereof.

#### SECOND SCHEDULE

1. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that was incurred by the said Council in the provision of a public water supply and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of public services that have facilitated the proposed development.

*Qam*

COMHAIRLE CHONTAE ÁTHA CLIATH

PL 6/5/88/10

Record of Executive Business and Manager's Orders

SECOND SCHEDULE (CONTD.)

2. The proposed roof window in the north-east elevation shall be glazed with obscure glass.

Reason: In the interest of safeguarding the privacy of adjoining dwellings.

3. A pedestrian access only shall be provided near the front door. The front and side boundary from the boundary of the adjoining house number 34 to a point in line with the building projection at the hall door shall not be more than 900 millimetres in height. No hedge or other obstruction shall be placed on the road side of a line joining these two points. The footpath shall be dished at the vehicular access in accordance with the requirements of the planning authority.


Reason: In the interest of public safety.

4. The external finishes shall match those of the adjoining dwellings.

Reason: In the interest of visual amenity.

5. The water supply and drainage arrangements, including the disposal of surface water, shall accord with the requirements of Dublin County Council.

Reason: In the interest of public health.

  
*Douglas W. A. Murphy*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 25<sup>th</sup> day of August, 1992.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

PL6/5/88310

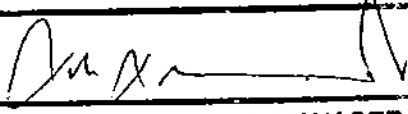
AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 92A/0008

With regard to Condition No. 1 the financial contribution towards the provision of water supplies and sewerage facilities is assessed at £750.00.

Order Noted: <u>L.D.</u>	
Dated: <u>25<sup>th</sup> OCT 1992</u>	<b>ASSISTANT COUNTY MANAGER</b>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated: <u>25<sup>th</sup></u> day of <u>Sep.</u>	19 <u>92</u>



P/836/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 92A/0008

Date Received : 2nd January 1992

Correspondence : Noel Smith Associates,  
Name and : Deanery Street,  
Address : Belturbet,  
Co. Cavan.

CONTRIBUTION:

Standard: £750

Road:

S. Serv:

Open Space:

Other:

SECURITY:

Bond / C.I.F.:

Cash:

Development : Change of house type

Location : 34A Sycamore Avenue, Kingswood.

Applicant : G. Doherty,

App. Type : Permission

Zoning (A) : To provide for new residential communities - approved action plans.

Floor Area : 113.4 sq.metres

(ROD/DK)

Report of the Dublin Planning Officer dated 24th February, 1992.

This is an application for PERMISSION for change of house type at 34A, Sycamore Avenue, Kingswood, for G. Doherty.

Reg. Ref. 90A-1112: Permission was granted for a bungalow on the site, an extensive side garden to no. 34, Sycamore Avenue on 17th August, 1990.

The current proposal is for a dormer type bungalow on the site. The dormer area comprises 2 bedrooms, bathroom and landing. The floor area of the dwelling is 113 sq. m. which is slightly larger than the size of the dwelling approved under Reg. Ref. 90A-1112. However, there is adequate space around the dwelling to accommodate the proposed house type.

Three roof lights are proposed in the south west elevation with one roof light located in the north east elevation.

The site is located on a corner and while the proposed design is not exactly the same as that of adjacent housing nonetheless it is of a similar style and similar external finishes are proposed. A number of existing dwellings have roof lights at present. The proposed house type will not as a result be inconsistent with neighbouring properties.

~~I have noted the objections received.~~

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 92A/0008

Page No: 0002

Location: 34A Sycamore Avenue, Kingswood.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (Y) conditions:-

### CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.

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

03 That a financial contribution in the sum of £ 750 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

05 The external finishes to match those of adjoining dwellings.

REASON: In the interest of visual amenity.

06 The proposed roof window in the north <sup>East</sup> ~~east~~ elevation to be in obscure glazing.

REASON: In the <sup>interest</sup> ~~interest~~ of ensuring the privacy of adjoining property.

07 The development shall be carried out in conformity with Condition Nos. 6 of the decision to grant permission by Order No. P/3766/90 dated 17.09.1990 Reg. Ref. 90A-1112 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 92A/0008

Page No: 0003

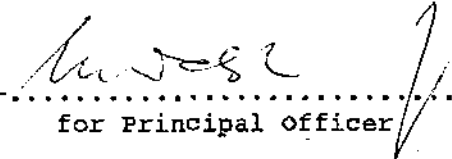
Location: 34A Sycamore Avenue, Kingswood.

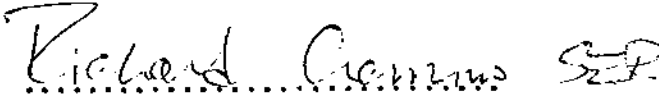
connection with this application.

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

08 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON: In the interest of reducing air pollution.

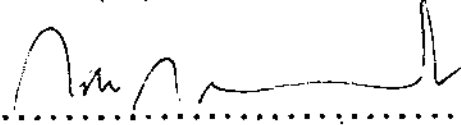
Endorsed:  .....  
for Principal Officer


  
.....  
for Dublin Planning Officer

26/2/92

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the ( ) conditions set out above is hereby made.

Dated : 26<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  1991.



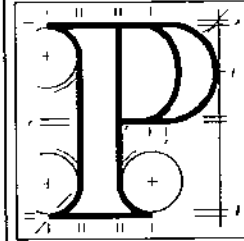
Our Ref: PL 6/5/88310  
P.A. Ref: 92A/8

4011/5C

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
28 AUG 1992  
RECEIVED

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel(01)728011

Date: 26 AUG 1992

Appeal re: Change of house type at 34A Sycamore  
Avenue, Kingswood, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála  
determining the above-mentioned appeal under the  
Local Government (Planning and Development) Acts,  
1963 to 1990. A copy of the order is enclosed.

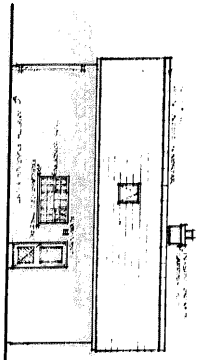
Yours faithfully,

  
Miriam Baxter.

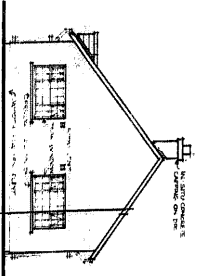
Encl.

BP 352

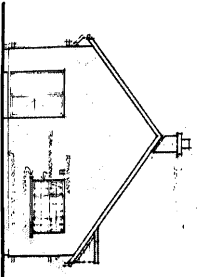
DEVELOPMENT  
CONTROL  
31 Aug 1992



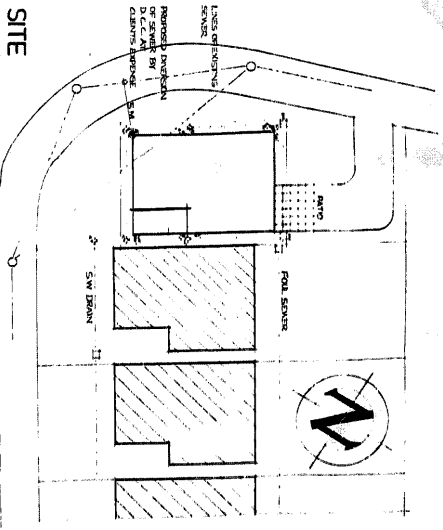
N.E. Elevation



S.E. Elevation

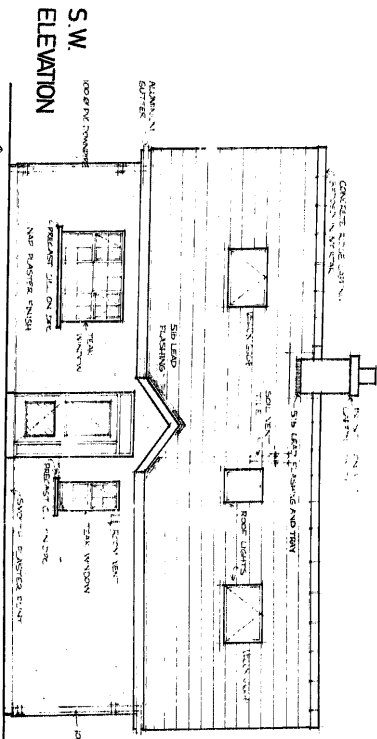


N.W. Elevation

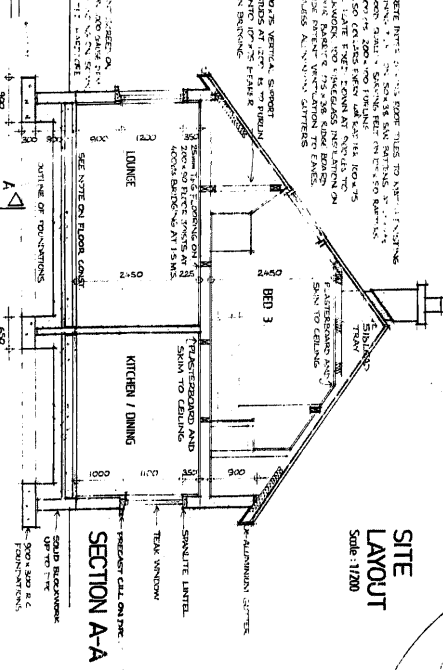


SITE LAYOUT  
Scale: 1/200

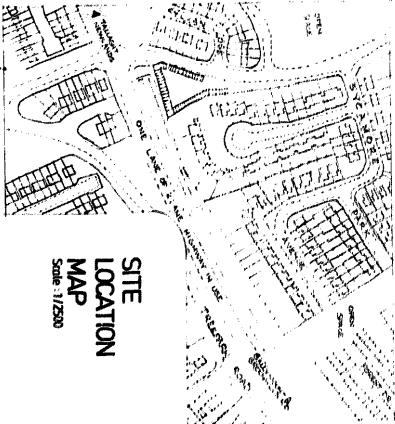
Sycamore Avenue (cul-de-sac)



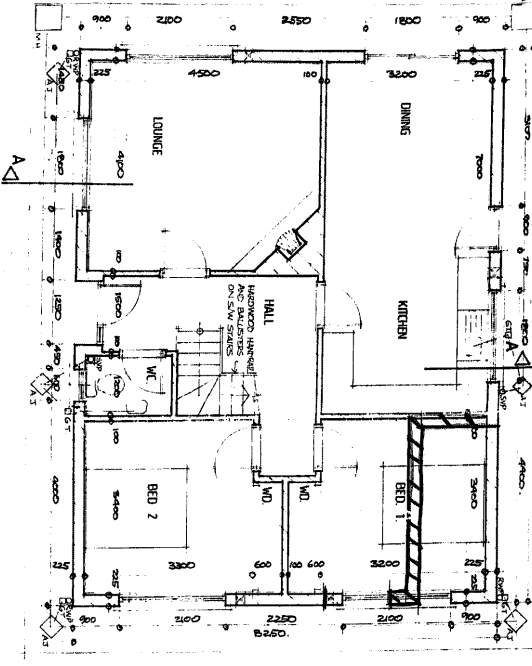
S.W. ELEVATION



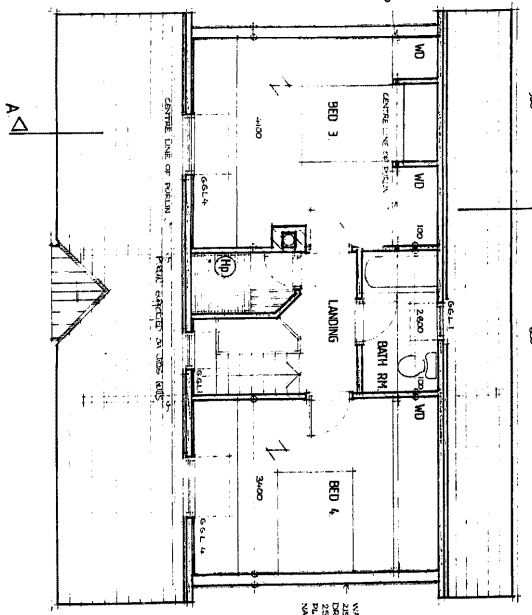
SECTION A-A



SITE LOCATION MAP  
Scale: 1/2500



GROUND FLOOR PLAN



ATTIC PLAN

**308 Dormer Bungalow at 34, 0,**  
**Sycamore Avenue, Kingswood,**  
**Dn. 24 for Mr. G. Doherty.**

**PLANS, ELEVATIONS**  
**SECTION, SITE PLANS.**

Drawn By: **NOEL SMITH ASSOCIATES**  
 ARCHITECTURAL & PLANNING SERVICES

Date: 9/1/2011  
 Scale: 1/200, 1/200

Job No.: 9114  
 Drawing No.: 1

Noel Smith Associates  
 1011 Kingswood  
 Dublin, Co. Dublin  
 Ireland

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 92A/8

**APPEAL** by Phyl Nelson and others of 17 Sycamore Avenue, Kingswood, Dublin against the decision made on the 26th day of February, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to Gerard Doherty care of Noel Smith and Associates of Fairview House, Deanery Street, Belturbet, County Cavan for a change of house type at 34A Sycamore Avenue, Kingswood, County Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said change of house type in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, having regard to the existing permission granted by the planning authority on the 17th day of August, 1990 under planning register reference number 90A/1112, and subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be inconsistent with the proper planning and development of the area or otherwise injurious to the amenities thereof.

SECOND SCHEDULE

1. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that was incurred by the said Council in the provision of a public water supply and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of public services that have facilitated the proposed development.

*Dam.*

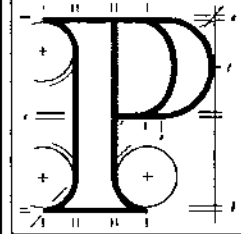
Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

*R. O'Donnell*

*EOH*

The Secretary,  
Planning Department,  
Dublin County Council,  
Block 2,  
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 28th July 1992

Appeal re: Change of house type at 34A Sycamore  
Avenue, Kingswood, Dublin 24.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Yours faithfully,

*Marie Kennedy*  
Marie Kennedy

Encl.

BP 555

DEVELOPMENT  
30 JUL 1992  
CONTROL

DUBLIN COUNTY COUNCIL  
PLANNING DEPT  
29 JUL 1992  
RECEIVED

Attention: Liz Dolan

FAX: 722684

RE: 6/5/88310

3 1/2 pgs.

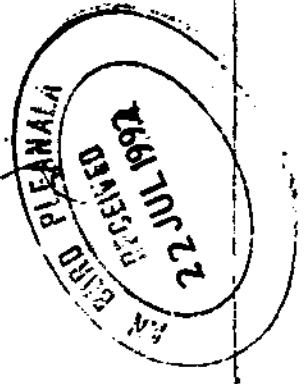
Liz,

As per our telecom moments ago - Attached please find amended letter - Item (1) bottom of page 1. Other 2 pages are OK.

Many thanks

Phyl Nelson

21/07/92 2:10 pm.





Kingswood Heights  
Residents' Association

Secretary: Maureen Fitzharris

Chairman: Kay Bolger

Treasurer: Sean Caffrey

P.R.O.:

Please Reply to: Maureen Fitzharris  
26 Sycamore Drive  
Kingswood  
Dublin 24



20th July 1992.

An Bord Pleanála,  
Block 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

RE: 34A SYCAMORE AVENUE - CHANGE OF HOUSE TYPE

YOUR REF: PL6/5/88310

P.A. REG. REF: 92A/0008

Dear Sirs,

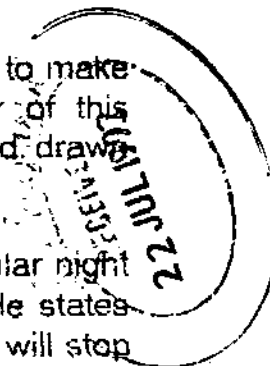
We would like to take this opportunity to respond to Mr Noel Smiths Letter of 2nd July 1992.

Reading this letter one is under the impression that Mr Smith (who presumably lives in Cavan) knows more about Sycamore Ave than the residents who have lived here for up to 15 years. Also the general tone of the letter suggests that the development will have little or no impact on our lives.

In this letter reference is made to correspondence from Ms Mary Harney T.D. and Mr Chris Flood T.D. who have supported our objection. We leave it to these people to respond in their own way.

Before we deal with the specific points raised we would first like to make the following observation. It would appear that the proposer of this development has selected a few aspects of our objections and drawn conclusions which are totally wide of the truth.

(1) He has included a photograph of cars parked on one particular night when a party was in progress and presented it as the norm. He states that when the proposed bungalow and entrance are complete it will stop cars from parking opposite the site and around the corner as is presently the case. we can state categorically that cars are very rarely parked in or



near the garden and in fact the only vehicles parked at present anywhere near the garden are Mr Doherty's own cars and commercial vehicles which are constantly parked in or around the house. This is especially true of van carriers to Mr Doherty's house. We must therefore suggest that our original objections on the grounds of safety still stands.

(2) We would also like to refer to part 3 of the letter and the reference to the number of signatures per house. This objection is about peoples rights and therefore has no relevance to the number of signatures from each household. Mr Smith has made a very serious allegation and one which incriminated the residents here in Sycamore Avenue. He has included a letter from Ms Carol Sheils to again draw an inappropriate conclusion. The situation with regard to Ms Sheils is quite straight forward. Ms Sheils signed the original petition when we became aware that a bungalow was being proposed for this garden. She was asked to sign an objection petition for Change of House Type and she choose not to sign, her decision was respected. Mr C Flood T.D. was obviously working from the original petition (copy enclosed). Ms Sheils is a personal friend of the Doherty family and it is likely that this change of heart was prompted more by personal rather than environmental considerations.

We would like to make it quite clear that the residents of Sycamore Ave are totally against this development, to this end we enclose list of names and addresses of objectors which can be contacted at any time.

We would also like to put on record that at a public meeting held recently opposing this project over 50 residents from Sycamore Ave attended and voiced their total disapproval to this development. In fact more people attended this meeting than the A.G.M. of Kingswood Residents Association. Also all funds needed to lodge this appeal came from the residents of Sycamore Ave themselves.

We have no interest in the proposed movements of the Doherty family as this is entirely their own concern, but suffice it to say that Mr Doherty's business is one of buying sites, building houses on them and moving on.

In reply to the technical points of Mr Smith's letter, our consulting architect's response is as follows:-

(1) This application is for a dormer type bungalow and is not an attic conversion.

(1A) This proposed house with a higher ridge will be totally out of character with the rest of the houses on this road.

(15) The front elevation of this house bears no resemblance to the front elevation of the remainder of this house type on Sycamore Avenue.

(10) The proposed corner bungalow is totally different to the remainder of that house type on Sycamore Ave and it's orientation on site means that the dimension as outlined on the development plan for standard front and rear garden dimensions cannot be achieved if the front elevation is accepted to be the elevation with the front entrance door.

(10) The proposed corner bungalow must match the house type on this road and the two other houses on the adjoining road has no bearing on the application.

(1E) The bungalow referred to on the point has had its front altered and slight but aesthetic alteration to the front of the house. This house is a centre house of a row of detached houses and its orientation is exactly the same as the remaining houses. The streetscape has not been interfered with. The proposed bungalow is not orientated correctly and is of a poor design.

(1F) To create a step in this particular house design is not going to improve matters greatly and the point must be made that the houses on Sycamore Ave do not have a step in the house design.

(1G) Comments as per above points.

Trusting the above clarifies the situation.

Yours Sincerely,

*R.P. M. Fitzgerald*

KAY BOLGER  
CHAIRWOMAN  
KINGSWOOD HEIGHTS RESIDENTS ASSOC



QUC '90

Original Petition 1990

to Nelson  
~~\_\_\_\_\_~~

Phyl Nelson 17 Sycamore Ave

Karen Jimenez 19 Sycamore Ave

Jim Frecher 35 Sycamore Ave

Victoria Picher 35 Sycamore Ave

Kathleen Preadville 37 Sycamore Ave

Bob Brewer 27 Sycamore Ave

Anne Hughes 43 Sycamore Ave

Eugene Notaro 25 Sycamore Ave

Chad Quensen 29 Sycamore Ave

David Jackson 41 Sycamore Ave

Caitlin Jackson 41 Sycamore Ave

Carol Sheil 47 Sycamore Ave

Patricia O'Neil 33 Sycamore Ave

Joan Burke 31 Sycamore Ave

Mary Burke 31 Sycamore Ave

Pat Brown 27 Sycamore Ave

Francis Darling 36 " "

Franky Juliani 39 Sycamore Ave

Dennis Metano 35 " "

Oct 1950	John Morton	9	Sycamore Ave Kingswood HTS	D2
	Margaret Morton	9	Sycamore Ave Kingswood HTS	D14
	Bob Walsh	15	Sycamore Ave	D24
	Cathy Walsh	13	Sycamore AVE	D24
	Ken Faneel	15	" " "	
	Pauline Faneel	15	" " "	
	Robert Smyth	20	Sycamore Ave Kingswood	
	Ann Smyth	20	" " "	
	Phelanena James	26	Sycamore Ave Kingswood	
	Jan L. J.	26	Sycamore Ave	
	J. M. Boy	1	Sycamore Park	
	William M. Carey	23	Sycamore Ave	
	Esther M. Carey		" " "	

\* CHANGE OF HOUSE TYPE PETITION \*  
OBJECTION TO 34A SYCAMORE AVE

To: DUBLIN COUNTY COUNCIL

Phyl Nelson

17 SYCAMORE AVE

Ken Farrell

15 SYCAMORE AVE

Cathy Walsh

13 SYCAMORE AVE

Margaret Martin

9 SYCAMORE AVE

~~Frank O'Leary~~

11 SYCAMORE AVE

~~Richard O'Leary~~

17 SYCAMORE AVE

Harriet O'Neil

21 SYCAMORE AVE

Jan Gilroy

23 SYCAMORE AVE

Dennis O'Connell

25 SYCAMORE AVE

Caroline O'Connell

27 SYCAMORE AVE

Thomas O'Connell

29 SYCAMORE AVE

~~John O'Connell~~

31 SYCAMORE AVE

Paul Byrne

42 SYCAMORE AVE

Mary O'Connell

47 SYCAMORE AVE

Maria O'Connell

49 SYCAMORE AVE

Ann Mc Cabe

48 SYCAMORE AVE Kingswood

Carol Mc Cabe

48 SYCAMORE AVE

Jean McCall

50 SYCAMORE AVE

Pat McCall

50 SYCAMORE AVE

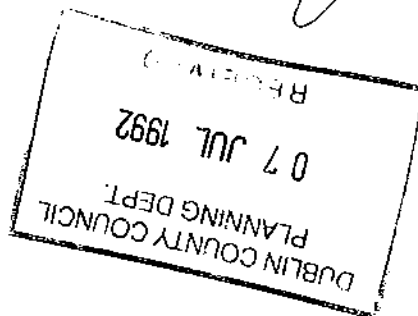
Pat McCall

1 SYCAMORE PARK

Maurice H. Lavis	36 Sycamore Drive
Louise Jackson	41 Sycamore Ave. Ballymount
David Jackson	41 Sycamore Ave. Ballymount
Jim Archer	35 Sycamore Ave.
Mathew Prindwell	37 Sycamore Ave.
Victoria S. Keeler	33 Sycamore Ave
Neil Pfeiffer	" " "
James Haskins	36 " "
Francis " "	36 " "
Neena Archer	35 Sycamore Ave.
Charles Bence	29 Sycamore Bence
Bruce Bence	24 Sycamore Bence
Secundine Bence	39 Sycamore Ave Ballymount
Philip Bence	39 Sycamore Ave Ballymount

Our Ref: 6/5/88310 .  
P.A. Reg. Ref: 92A/0008

The Secretary,  
Planning Department,  
Dublin County Council,  
Block 2,  
Irish Life Centre.



Date: 6th July 1992

Appeal re: Change of house type at 34A Sycamore  
Avenue, Kingswood, Dublin 24.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary for  
you to furnish any comments on the correspondence, you  
may do so if you wish. Any such comments should be  
forwarded within seven days from the date of this  
letter to ensure that they will be taken into  
consideration in the determination of the appeal.

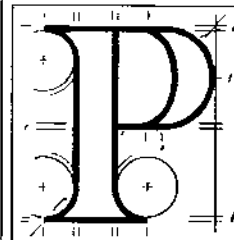
Please quote the above appeal reference number in any  
further correspondence.

Yours sincerely,

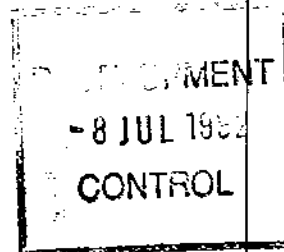
  
Marie Kennedy

BP 553A

An Bord Pleanála



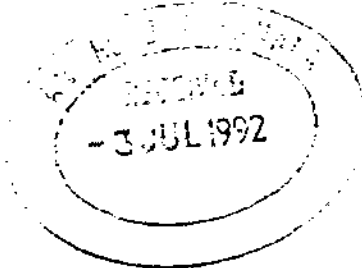
Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



**NOEL SMITH & ASSOCIATES**  
**ARCHITECTURAL & PLANNING CONSULTANTS**

Fairview House,  
Deanery Street.,  
Belturbet, Co. Cavan.  
Tel: 049 - 22444  
Fax : 049 - 22444

An Bord Pleanála,  
Floor 3,  
Block 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



Our Ref.:

Your Ref:

6/5/88310

2nd. July 1992.

RE/ Appeal against Dublin County Council's Decision to Grant  
Permission for change of house type at 34A, Sycamore Avenue,  
Kingswood, for Mr. G. Doherty. Planning Ref. No. 92A/0008.  
Decision Order P 0836/ 92.

I act on behalf of Mr. G. Doherty and the following are in reply to the Kingswood Residents' Association Objections:

1. I refer to letter from Ms. Mary Harney T.D. which states that the proposed house is essentially a two storey house, whereas it would be more accurate to describe it as an attic conversion for the following reasons:
  - A. The ridge will be only one metre higher than the ridge of the adjoining bungalows.
  - B. The eaves height to the front elevation remains the same.
  - C. The only visual difference between the proposed Dormer bungalow and adjoining bungalows is the orientation on site and the additional velux roof lights 3 No..
  - D. Sycamore Park which surrounds Sycamore Avenue on two sides comprises of Two Storey houses which overlook into the gardens of Sycamore Avenue.
  - E. A bungalow across the road from the proposed dormer bungalow has raised the roof and converted the attic, the increase in height exceeding 2 M., there are a number of velux roof lights and other windows on it thus changing the style within a line of bungalows. Therefore it is possible to vary the style at the end as is often done in Housing Estates.

F. It is possible to create a step in the proposed dormer bungalow to match adjoining houses by reducing bedroom 1 to a single bedroom as shown on enclosed Drawing.

G. Please see enclosed photographs of adjoining bungalows and compare with proposed dormer bungalow, and you will see that they are essentially the same except for the small increase in height.

Please see also photograph of existing dormer mentioned in paragraph E, and also adjoining two storey house to the rear of site 34A.

2. I refer to letter from Mr. Chris Flood dated 16th. April 1992 stating that road safety would be seriously interfered with if the proposed Development goes ahead.

A. In my opinion when the proposed bungalow and entrance are complete it will stop cars parking opposite the site and around the corner as what happens presently; This causes a much more serious traffic problem as shown.

B. When the proposed bungalow is complete visibility around the bend will be as intended by the Planning Authority with the existing hedge and trees replaced with a low boundary wall.

3. I refer to the list of signatures who objected to 34A Sycamore Avenue, and make the following comments:

A. There are quite a number of names, two names per house thus giving a false impression of the number of houses involved.

B. We understand that when the signatures were being obtained a false impression of the proposed Development was given to increase the number of objectors to the proposal, as a number of Residents have stated that if they had been aware of the fact they would not have signed.

I enclose a letter from a Resident whose address was falsely used begging the question how many anonymous signatures there are.

3301011

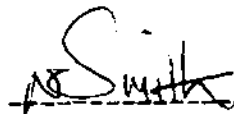
4. Mr. & Mrs. G. Doherty purchased House No. 34 Sycamore Avenue because it also had a building site attached, with the hope that in the future they would build a house so that Mrs. Mary Doherty (Mr. Doherty's Mother) could live beside them.

I enclose a letter from Mrs. Mary Doherty's Doctor.

No. 34 is a smaller three bedroomed house and not suitable to house Mr. & Mrs. Doherty, their two Daughters, and Mr. Doherty's Mother. Therefore it is intended to construct dormer bungalow for Mr. Doherty and Family, and that Mrs. Mary Doherty would live in No. 34 where she could be supervised and yet live independently.

If you have any queries please do not hesitate to contact me.

Yours sincerely,



-----  
Noel Smith Associates.

P.S. PLEASE FORWARD REPLY TO NOEL SMITH ASSOC.



47 Sycamore Avenue  
Kingswood Heights  
DUBLIN 24

28th April 1982

The Principle Officer  
An Bord Pleanála  
Irish Life Mall  
Lower Abbey Street  
DUBLIN 1

Re: Change of house type at 34A Sycamore Avenue.

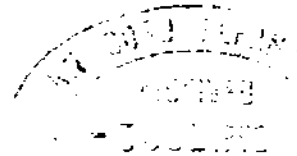
Dear Sir,

I received two letters from Chris Flood T.O. on the 15th and 27th of April stating that my signature and address was included in the petition regarding opposition to the above bungalow. I did not sign this petition and I do not object to the erection of this proposed dwelling.

Yours Sincerely,

Carol Sheil

Carol Sheil



1.6.

EXISTING  
DORMER EXTENSION



ADJOINING SYCAMORE PARK.

1.6.



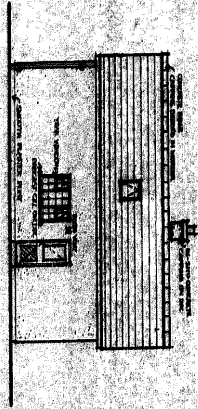
1. G.

PROPOSED EXTENSION SYDICAL TO EXISTING BUNGALOWS.

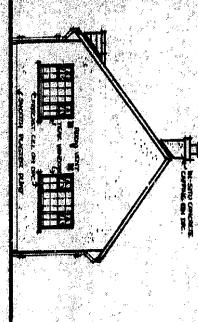




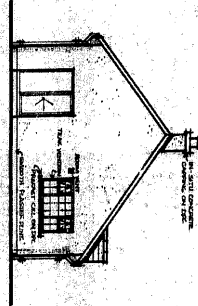
N.E. Elevation



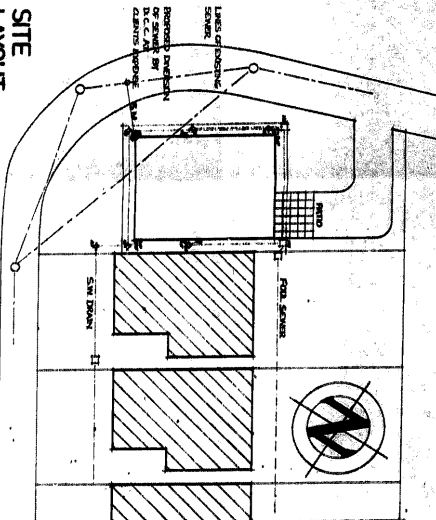
S.E. Elevation



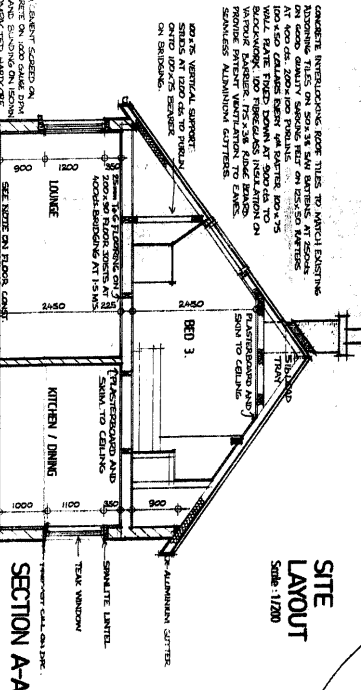
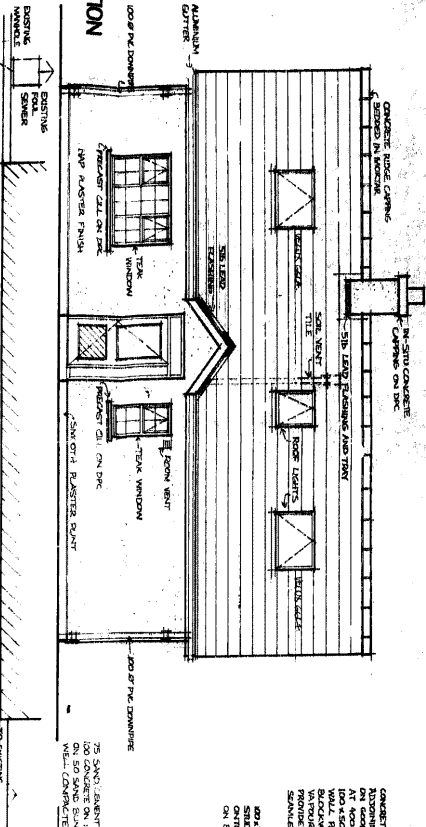
N.W. Elevation



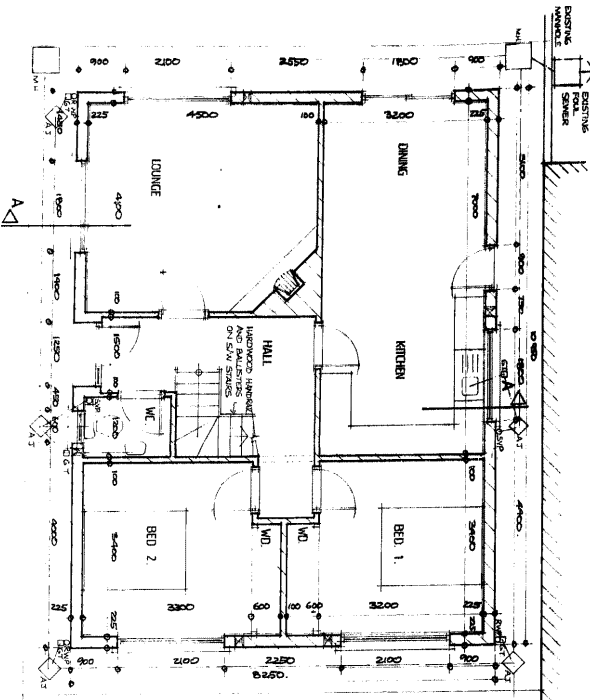
SITE LAYOUT  
Scale: 1/1200



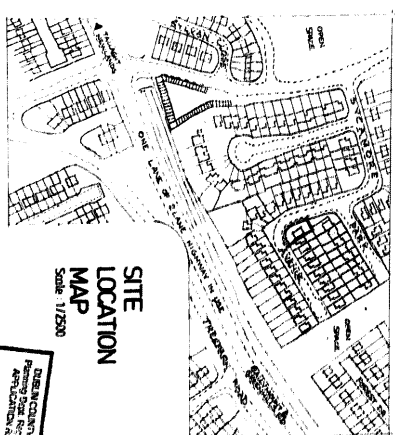
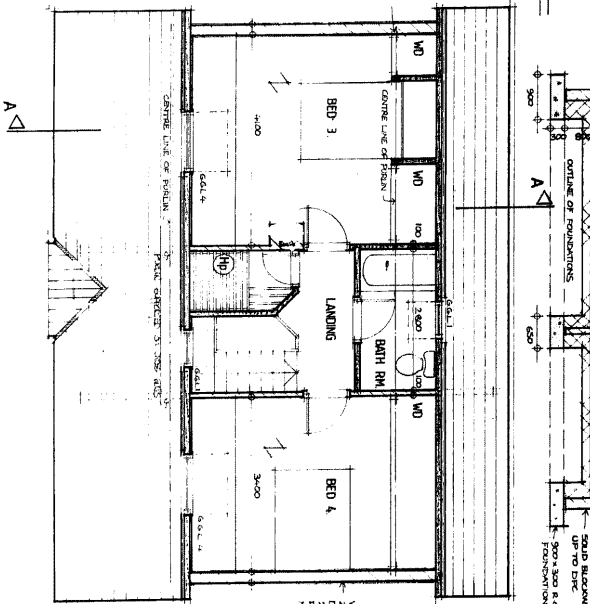
S.W. ELEVATION



GROUND FLOOR PLAN



ATTIC PLAN



SITE LOCATION MAP  
Scale: 1/2500

DEBENSON  
21 JAN 1932  
RES. No. 1

**JOB** Dormer Bungalow of 34, 0,  
Sycamore Avenue, Kingswood,  
Dn. 24, for Mr. G. Doherty.

**TITLE** PLANS, ELEVATIONS  
SECTION, SITE PLANS.

Sheet No. 1

Date 1/25/1900 1/2/06  
Scale 1/250 1/2/06  
Drawn By NS  
Job No. 914

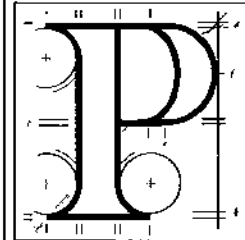
**NOEL SMITH ASSOCIATES**  
ARCHITECTURAL & PLANNING SERVICES

1400  
1300  
1200  
1100  
1000  
900  
800  
700  
600  
500  
400  
300  
200  
100  
0

Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

EO' 4

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.


Date: 7th May 1992.

Appeal re: Change of house type at 34A Sycamore Avenue,  
Kingswood, Dublin 24.

Dear Sir/Madam,

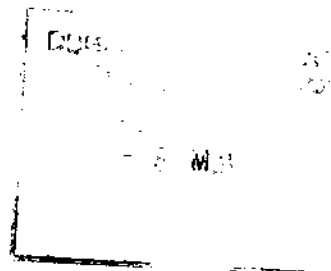
Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

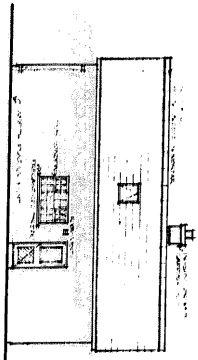
Yours faithfully,

  
Suzanne Lacey

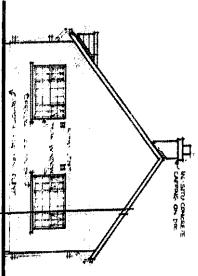
Encl.

BP 555

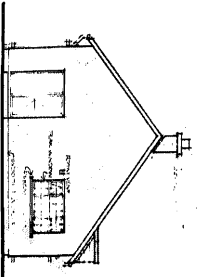




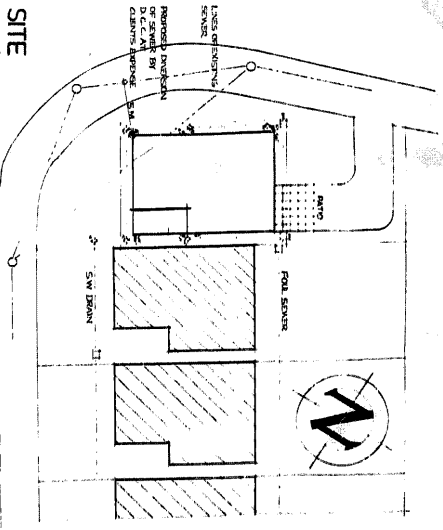
N.E. Elevation



S.E. Elevation



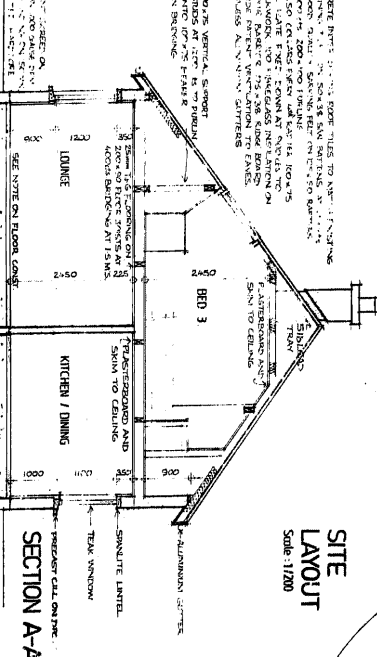
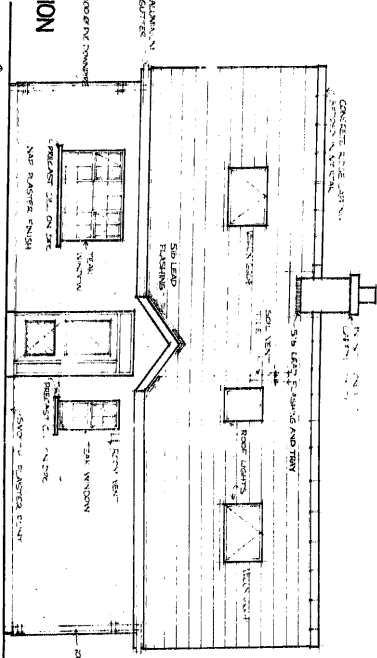
N.W. Elevation



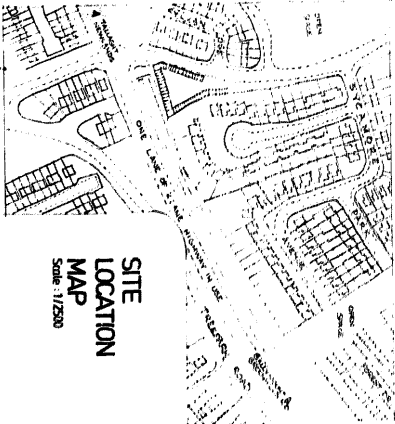
SITE LAYOUT  
Scale: 1/1200

Sycamore Avenue (cul-de-sac)

S.W. ELEVATION

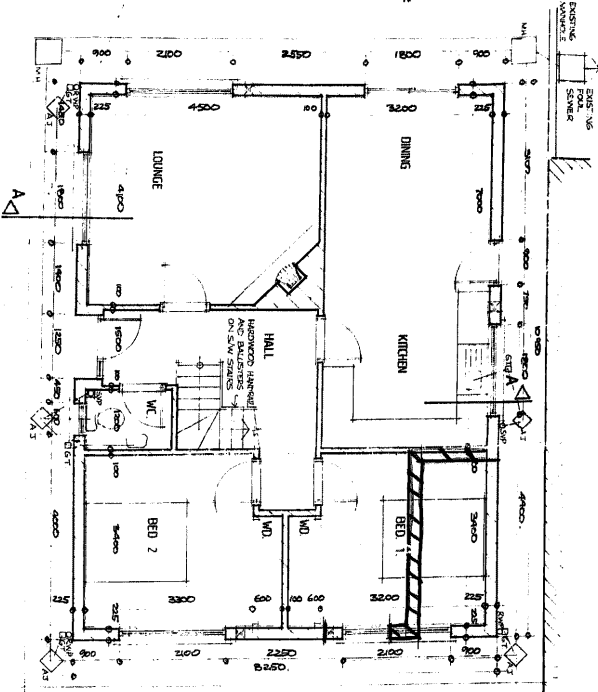


SECTION A-A

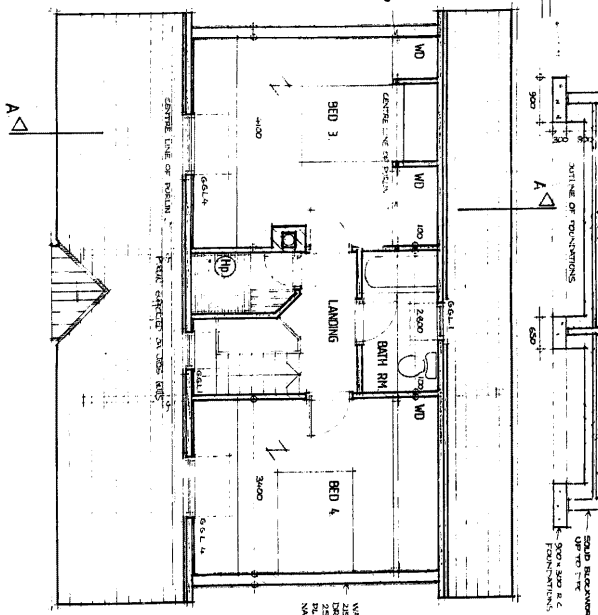


SITE LOCATION MAP  
Scale: 1/2500

GROUND FLOOR PLAN



ATTIC PLAN



300 Dormer Bungalow at 34<sup>th</sup> St.,  
Sycamore Avenue, Kingswood,  
Dn. 24, for Mr. G. Doherty.

NOEL SMITH ASSOCIATES  
ARCHITECTURAL & PLANNING SERVICES

1

Date: 1/29/1993, 1/2000  
Scale: 1/250, 1/200, 1/1200

Drawn By: NS  
Job No.: 9114  
Noel Smith Associates  
Architectural & Planning Services  
1011 North  
1011 North  
1011 North

16 April 1992.

An Bord Pleanála,  
Irish Life Centre,  
Block 6 & 7,  
Lower Abbey Street,  
Dublin, 1.

21 APR 1992

Dear Sirs,

Re/ Dublin County Council's decision to grant Planning Permission to G. Doherty under Planning Application No. 92A/0008 for a change of house type at 34A, Sycamore Avenue, Kingswood Heights, Tallaght, Dublin. 24

I wish to strongly support the Appeal of the 34 Residents against the decision of Dublin County Council to grant Planning Permission for a change of house type at 34A, Sycamore Avenue, Kingswood Heights, Tallaght, Dublin. 24.

My support for the local Residents in their opposition to this Planning decision by Dublin County Council is on the following grounds:

- (a) In the original design and layout of this housing estate it was never intended that a house of any kind would be built on this site.
- (b) Due to inadequate "notification to local Residents" a previous Planning Application No. 90A/1112 for a house on this site was granted by the Local Authority without receiving representations of any kind from local Residents. This was because they were unaware that a Planning Application had been lodged in the first place.
- (c) The numbering scheme proposed for this house, i.e., 34A, Sycamore Avenue, confirms that the provision of an extra house was never intended in the original design and layout of the estate.
- (d) Road safety will be seriously interfered with if this Planning Permission is confirmed.



- (e) The previous applicant, Miss Carmel Kavanagh, having obtained Planning Permission under 90A/1112 now appears to have disposed of her interest and this new Planning Application appears to be nothing more than property speculation. The long term local Resident should not have to endure this type of activity in their residential area.

For these reasons I strongly urge that the Planning Permission be overturned.

Yours sincerely,



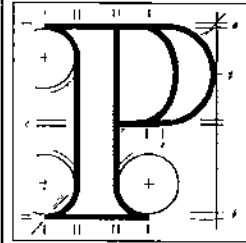
Chris Flood, T.D.,  
Minister of State - Department of Health.

Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

ED'4

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

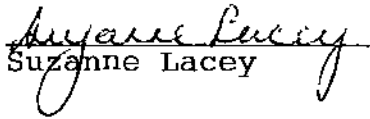
Date: 6th May 1992.

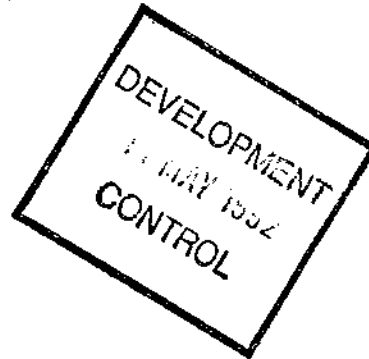
Appeal re: Change of house type at 34A Sycamore  
Avenue, Kingswood, Dublin 24.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
issued in relation to the above-mentioned appeal.

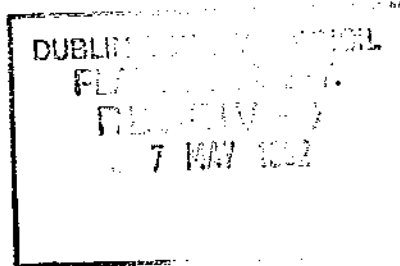
Yours faithfully,

  
Suzanne Lacey



Encl.

BP 554



Our Ref: PL 6/5/88310  
P.A. Ref: 92A/0008

Phyl Nelson & Others,  
17 Sycamore Avenue,  
Kingswood,  
Dublin 24.

Date: 6th May 1992.

Appeal re: Change of house type at 34A Sycamore  
Avenue, Kingswood, Dublin 24.

Dear Sir/Madam,

An Bord Pleanála has been requested by you under article 44 of the Local Government (Planning and Development) Regulations, 1977, to hold an oral hearing of the above-mentioned appeal.

Notice is hereby given, pursuant to section 15 of the Local Government (Planning and Development) Act, 1983, that the Board has decided to determine the appeal without an oral hearing.

In accordance with the provisions of subsection (3) of the said section 15, you are now required to make (within a period of fourteen days beginning on the date of service of this notice) to the Board, in writing, such submissions or further submissions (if any) as you think fit in relation to the appeal.

The Board will not proceed to determine the appeal until after the expiration of the said period of fourteen days.

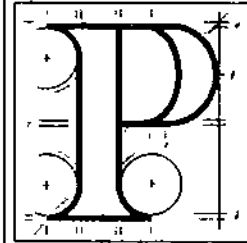
Yours faithfully,

  
Suzanne Lacey

BP 257

Registered Post

An Bord Pleanála

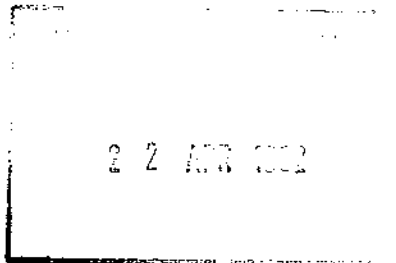


Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

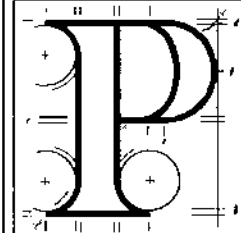
Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

6014

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 16th April 1992.

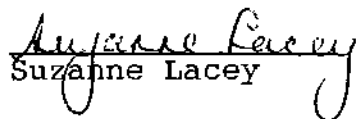
Appeal re: Change of house type at 34A Sycamore Avenue,  
Kingswood, Dublin 24.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

  
Suzanne Lacey

BP 553A



**Kingswood Heights  
Residents' Association**

Secretary: Maureen Fitzharris.

Chairman: Michael O'Brien.

Treasurer: Sean Caffrey.

P.R.O.:

Please Reply to: Maureen Fitzharris,  
26, Sycamore Drive,  
Kingswood,  
Dublin 24



8th April 1992

Your Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

An Bord Pleanala,  
Irish Life Centre,  
Floor 3, Block 6 & 7,  
Lower Abbey Street,  
Dublin 1.

RE: OBJECTION TO PROPOSED DORMER BUNGALOW AT 34A SYCAMORE AVE. KINGSWOOD, D24.

Dear Sir/Madam,

With reference to the abovementioned application for a dormer bungalow at 34A Sycamore Avenue, Kingswood, Dublin 24. The objection of the residents Association to this application is as follows:-

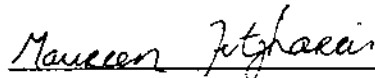
1. The dormer bungalow as designed and detailed is not complying with the design of existing bungalows on Sycamore Avenue.
2. The ridge height, is higher than the existing bungalows.
3. The orientation of the dormer bungalow is totally at variance with the existing dwelling.
  - (a) Front elevation is not on the front as determined by the existing bungalows.
  - (b) The front elevation is totally out of proportion and there is not the slightest attempt by the architect to blend this elevation with that of existing dwelling.
  - (c) The front elevation as proposed over looks the houses on the opposite side of the road which have enjoyed privacy for the last number of years.
  - (d) The entrance and exit to the proposed house is on the side, and not on the front as is the situation on all other sites. This has the effect of changing the streetscape on this part of Sycamore Avenue.
  - (e) The access at the side of this proposed bungalow is located close to a dangerous bend.
4. The dormer type windows as detailed on this proposed dwelling, are totally out of character with the existing bungalows in this area.
5. Dublin County Council appear to have accepted the front elevation as being, the elevation with the front entrance door. This being the case, the dimension from the front boundary to the front door cannot be achieved and hence the proposed development does not comply with D.C.C. development plan.

6. The parking of cars on the road around this site, will cause traffic hazards close to the bend in this road.

This association in conclusion is of the opinion that the orientation of this dwelling, and the size of the dwelling, are at total variance with existing dwellings and the size of the proposed site. We on behalf of the residents of Sycamore Avenue, appeal to An Bord Pleanala to overturn this unusual decision by Dublin County Council, Planning Department, (who should be attempting to preserve existing streetscapes not to make decisions which totally change the streetscape).

If you should require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

  
\_\_\_\_\_

Maureen Fitzharris.  
Hon. Secretary.

OBJECTION TO 34A SYCAMORE AVE

TO: DUBLIN COUNTY COUNCIL

Phyl Nelson

17 SYCAMORE AVE

Ken Farrell

15 SYCAMORE AVE

Cathy Walsh

13, SYCAMORE AVE

Margaret Martin

9 SYCAMORE AVE

Frankie O'Leary

11 SYCAMORE AVE

Michael O'Leary

17 SYCAMORE AVE

Maureen O'Neil

21 SYCAMORE AVE

Tom O'Neil

23 SYCAMORE AVE

Denise O'Neil

25 SYCAMORE AVE

Caroline O'Neil

27 SYCAMORE AVE

Thomas O'Neil

29 SYCAMORE AVE

Michael O'Neil

31 SYCAMORE AVE

Paul O'Neil

42 SYCAMORE AVE

Mary O'Neil

27 SYCAMORE AVE

Paul O'Neil

10 SYCAMORE AVE

Ann Mc Cabe

45 SYCAMORE AVE <sup>Kingstown</sup>

Carmel Mc Cabe

48 SYCAMORE AVE

Jean McCall

50 SYCAMORE AVE

Pat McCall

52 SYCAMORE AVE

Pat McCall

1 SYCAMORE PARK

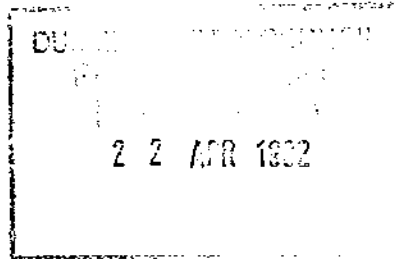
Maurice J. Larkin	26 Sycamore Drive
Leathin Jackson	41 Sycamore Ave. Ballymount
David Jackson	41 Sycamore Ave. Ballymount
Jim Archer	35 Sycamore Ave.
Mathew Prindwille	37 Sycamore Ave.
Patricia O'Keefe	33 Sycamore Ave.
Neil O'Keefe	" "
James Harley	36 " "
Francis " "	36 " "
Neama Archer	35 Sycamore Ave.
Sharon Bennett	28 Sycamore Avenue
Bruce Burrows	24 Sycamore Avenue
Séonnie Breen	39 Sycamore Ave. Ballymount
Philip Breen	39 Sycamore Ave. Ballymount



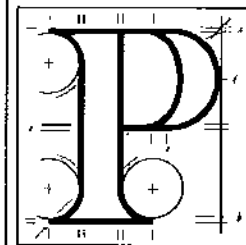
Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

EOH

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 16th April 1992.

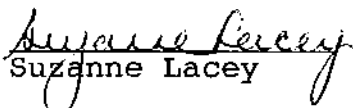
Appeal re: Change of house type at 34A Sycamore Avenue,  
Kingswood, Dublin 24.

Dear Sir/Madam,

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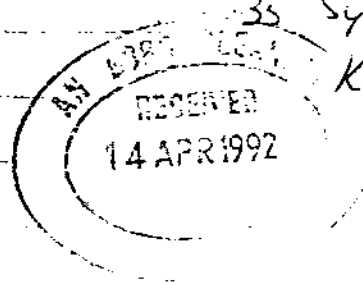
Yours sincerely,

  
Suzanne Lacey

BP 553A

An Bord Plannála

Y. Ref: PL6/5/88310.  
Ref: 92A/0008.



35 Sycamore Ave  
Kingswood H15  
Dushin 2+

13<sup>th</sup> April '92

SIRS: RE :- 34 A Sycamore Ave  
(proposed house)

As part of the Sycamore Ave petition I am writing to register my objection to the above proposed house going ahead. From the outset let me explain that I have no particular experience or expertise in these matters but I voice a concern not alone for myself but for the other residents of Sycamore Ave. It appears to me that the main people in favour of this development appears to be the resident of 34 Sycamore Ave and the Dublin County Council. All else are opposed including TD's, Council and residents. When the junior minister at the Dept of the Environment viewed the

site - she was aged - that any building  
be allowed on a garden site. Not  
familiar with the technical dimensions etc  
I will put my objections under environment,  
Safety.

- (a) Sycamore Ave is a mature area therefore any  
development now would prove a total  
missance, and dangerous to the children  
of the area.
- (b) The type of house is alien to this  
particular area and would alter the  
streetscape.
- (c) The destruction of another bit of green  
area without contributing to the general  
well being of the community in any sense  
i.e. no benefit accruing to the community  
by this development.
- (d) The exit of this proposal ~~is~~ is near to  
corner Kerby causing a particular  
safety risk for children who constantly  
play in this area. If vans or cars  
are parked near exit it will be a

tetch blind corner.

(c) When I purchased my house the last thing I expected was to be overlooked from the opposite garden.

(f) If this proposal goes ahead it will hasten the exit of many fine people in this area who have endeavoured over the years to plant, shrubs, flowers, trees etc and to maintain their gardens, and to make Syracuse Ave the beautiful avenue it is.

I trust we have some good work left in Ireland.

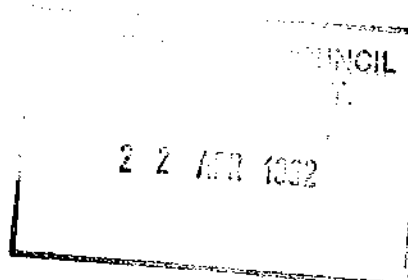
Yours sincerely

Jim Archer.

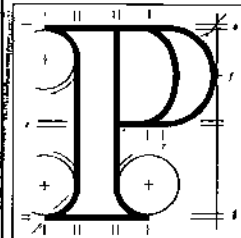
Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

EO'4

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



An Bord Pleanála



Date: 16th April 1992.

Appeal re: Change of house type at 34A Sycamore Avenue,  
Kingswood, Dublin 24.

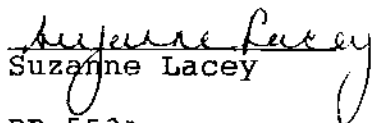
Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

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Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

  
Suzanne Lacey

BP 553A

An Bord Pleanála.  
Floor 3, Block 6 & 7.  
Irish Home Centre.  
Lower Abbey Street,  
Dublin 1.

17 Sycamore Avenue  
Kingswood  
Tallaght  
Dublin 24

13th April 1992

REF NO: PL6-5-88310 PLANNING REF: 92A-0008

RE: OBJECTION 34A SYCAMORE AVENUE (HOUSE TYPE)

Received	14/4/92
Fee	450.00 CHA
Receipt No.	B27655

Dear Sir,

I am writing to object to the recent planning permission granted for a change of house type at 34A Sycamore Avenue, Kingswood, Dublin 24.

My reasons for objecting are as follows:-

- (1) Sycamore Avenue is a mature estate (12 years) and I feel that the inclusion of two storey Dormer Bungalow positioned as it is on a main corner is totally out of character with the streetscape.
- (2) The original application for a bungalow identical to the existing houses was objected to in 1990 but unfortunately not in time (copy of this letter enclosed). It is therefore very annoying to think that with the objection of the residents to the original application and the objection of the residents to the revised application on file that permission could be granted for a two storey Dormer Bungalow. I feel that perhaps these objections were not considered by the Planning Officer in question.
- (3) Letters confirming that the objections to the revised application had been received were delivered to residents (some only not all) by registered post the day after permission was granted stating that their letter had been received and would be given consideration. I find it hard to understand why some objections were replied to by registered post/ordinary post and some not at all if they were all on the one file and being considered by the one Planning Officer, surely the same method of postage or non postage would have applied to all objections. I also find it strange that on some correspondence received from the planning authority that incorrect dates were on the letters. It would appear that perhaps the Planning Officer who granted permission was not aware at that time of the considerable number of objections that had been lodged as they were perhaps in a tray for filing or were filed in a different file. Another reason for this assumption is the letters sent confirming that our objections would be considered were posted the same day as permission was granted. Is this normal practice?
- (4) The front elevation of the proposed house is at the side and faces directly onto my own home. I purchased my home 12 years ago and had a choice of sites. At the time my reason for picking site 69 now number 17 was the fact that it was not overlooked from the front giving me privacy. With the revised plans my living environment will change as that the main windows of the revised house will be looking into my home, totally ruining my privacy which I cherish. Many of the other residents feel the same regarding this particular aspect of the revised proposal.

Continued .....

13th April 1992

The added nuisance is the fact that the drive-in will be virtually opposite my own and that I will have on occasion head lights shining directly into my sitting room. If this house is allowed to be built there will surplus cars park when visiting at the front which is on a corner and would be a danger to young children who play there, Parking would have to be seriously looked at for safety reasons. Visual amenity will be seriously disrupted.

- (5) Without being totally knowledgeable of the Planning Criteria it was always my understanding that the following rules applied:-

Rear Elevation = 35' garden  
Front Elevation = 25' garden

Is this not the case as the revised plans do not meet the criteria on revised house plans side of house is now front elevation and shows only a garden of under 6'.

- (6) It would also appear from the drawings that there is a difference of 1 metre between the ordinance survey drawing and the drawing submitted with the planning application.
- (7) The residents of Sycamore Avenue are very annoyed that the revised plans were granted permission despite numerous objections and it would appear that they were never even considered when permission was granted.
- (8) The feelings are so strong that six or seven people are considering selling their homes as a result of this decision. Surely the original developers would have included a house on this land if they felt it would enhance the neighbourhood but their reason for not building was to leave as many green areas as possible in an area tightly housed.

X In closing I would request that you grant us an oral hearing so that the depth of feeling concerning this planning decision can be made in person by representative representatives of Sycamore Avenue & Kingswood Residents Association. We enclose £50.00 fee for an oral hearing.

I sincerely hope that an examination of the site and the objections of the local residents that this revised planning approval will not be granted. We thank you for your time and look forward to a favourable response.

Yours Faithfully,



PHYL NELSON  
(ON BEHALF OF SYCAMORE AVENUE RESIDENTS AND  
KINGSWOOD HEIGHTS RESIDENTS ASSOCIATION)



ENCL: Photographs 6 No. - of Sycamore Ave.  
Cheque £50.00  
copy letters 3 No.

20th October 1990

17, Sycamore Avenue,  
Kingswood,  
Dublin 24.

An Bord Pleanala,  
Floor 3,  
Block 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

RE: PLANNING PERMISSION - REF. 90A/1112.

Dear Sirs,

We write to you as a group of concerned residents living on Sycamore Avenue, Kingswood, D24. It has just recently come to our attention that you granted planning permission for construction of a house in the garden of 34, Sycamore Avenue.


Initially, we all greeted the news with disbelief and amazement, but when we investigated the rumour with your planning department and they confirmed that permission was granted, the mood has changed to horror and dismay. We feel that if there was adequate space on this property for another house, the developers would have made provision for it in the initial Estate plan. The overall look and site line was obviously taken into consideration when they drew up these plans. This particular corner property if the proposed house is built, will disrupt the housing facade and create a traffic hazard.

We also feel angry, that in an area constantly reported as being overhoused and lacking in green space, that permission could be granted to squeeze another house onto a small piece of garden. It truly shows the lack of thought, care and general common sense that has been shown to date in the Tallaght area. The attitude of 'Pile them in and they will be alright' surely cannot continue indefinitely.

We would like a senior Planning Officer to look at and review the site at 34, Sycamore Avenue and vindicate this appalling decision. We feel that on proper examination, no concerned and thorough Planning Officer with proper experience could conceivably believe that a house on this spot of garden could not but disimprove the area, on grounds of safety and space alone.

This letter is written in exasperation and a total feeling of utter despair with the actions of An Bord Pleanala at passing this application. How much longer before people who are supposedly looking after the Planning Laws, actually realize that space for people where they live, is equally important as a space to live. We enclose a petition signed by Residents of Sycamore Avenue and we look forward to meeting a representative of An Bord Pleanala.

Yours faithfully,



Charlie Nelson  
On behalf of Group.

14 APR 1992



# COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 90A/1112
1. LOCATION	34 Sycamore Avenue, Kingswood, Dublin 24.	
2. PROPOSAL	new house adjoining	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P/BEL	21 June 1990
	(a) Requested	Date Further Particulars (b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name	MacConville Downey Architects
	Address	17 Brighton Square, Dublin 6.
5. APPLICANT	Name	Carmel Kavanagh
	Address	34 Sycamore Avenue, Kingswood, Dublin 24.
6. DECISION	O.C.M. No.	P/3766/90
	Date	17/8/90
	Notified	17/8/90
	Effect	To grant permission.
7. GRANT	O.C.M. No.	P/4463/90
	Date	26/9/90
	Notified	26/9/90
	Effect	Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by ..... Copy issued by P. Kelly Registrar.  
 Checked by ..... Date 22/10/90

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel 724 (ext. 252, 264)

PLANNING DEPARTMENT  
BLOCK 2  
IRISH LIFE CENTRE  
11 ABBEY STREET  
DUBLIN 1

P/4483/90

## Notification of Grant of Permission/Approval

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

To MacConville Downey, Architects .....  
17 Brighton Square .....  
Rathgar .....  
Dublin 6 .....  
 Applicant Miss Carmel Kavanagh .....

Decision Order  
 Number and Date P/3766/90 - 17/8/90  
 Register Reference No. 90A-1112  
 Planning Control No. ....  
 Application Received on 21/6/90  
 Floor Area: 74.3 m<sup>2</sup>

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

house adjoining 34 Sycamore Avenue, Kingswood

### CONDITIONS

### REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

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

3. That a financial contribution in the sum of £780.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

4. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

5. The external finishes to match those on adjoining premises.

5. In the interest of visual amenity.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date 26 SEP 1990

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of any such approval must be complied with.

- a. That the following requirements of the Roads Department to be complied with in this development:-  
 vehicular access to be at the rear of the site at the location shown on the drawing (as an alternative parking area). The gate piers are to be set back at least 1.0 metres from the boundary and wing walls provided at a 45 degree angle. The gates should open inwards.
  - b. A pedestrian only access to be provided near the front door at a location to be agreed with the Roads Department.
  - c. The front and side boundary from the boundary of the adjoining house No. 34 to a point in line with the building projection at the hall door to be not more than 900 mm in height. (To improve visibility on the bend). No hedge or other obstruction be placed on the road-side of a line joining these points.
  - d. A footpath be provided at the vehicular access in accordance with the requirements of the Area Engineer, Roads Maintenance.
- Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

6. In the interest of safety.

7. In the interest of reducing air pollution.

*e. Doyle*  
26 SEP 1990

OBJECTION TO 34A SYCAMORE AVE

To: DUBLIN COUNTY COUNCIL

- |                        |                           |
|------------------------|---------------------------|
| <u>Phyl Nelson</u>     | <u>17 SYCAMORE AVE</u>    |
| <u>Ken Farrell</u>     | <u>15 SYCAMORE AVE</u>    |
| <u>Cathy Walsh</u>     | <u>13 SYCAMORE AVE</u>    |
| <u>Joseph Moran</u>    | <u>9 SYCAMORE AVE</u>     |
| <u>Frank O'Leary</u>   | <u>11 SYCAMORE AVE</u>    |
| <u>Richard O'Leary</u> | <u>19 SYCAMORE AVE</u>    |
| <u>William O'Neil</u>  | <u>31 SYCAMORE AVENUE</u> |
| <u>Jim O'Leary</u>     | <u>23 SYCAMORE AVE</u>    |
| <u>Deirdre O'Leary</u> | <u>25 SYCAMORE AVE</u>    |
| <u>John O'Leary</u>    | <u>27 SYCAMORE AVE</u>    |
| <u>Thomas O'Leary</u>  | <u>29 SYCAMORE AVE</u>    |
| <u>John O'Leary</u>    | <u>31 SYCAMORE AVE</u>    |
| <u>Paul O'Leary</u>    | <u>33 SYCAMORE AVE</u>    |
| <u>Walter O'Leary</u>  | <u>35 SYCAMORE AVE</u>    |
| <u>Maria O'Leary</u>   | <u>37 SYCAMORE AVE</u>    |
| <u>Ann Mc Cabe</u>     | <u>39 SYCAMORE AVE</u>    |
| <u>Carmel McCabe</u>   | <u>41 SYCAMORE AVE</u>    |
| <u>Jean McCall</u>     | <u>43 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>45 SYCAMORE AVE</u>    |
| <u>Michael McCall</u>  | <u>47 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>49 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>51 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>53 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>55 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>57 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>59 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>61 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>63 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>65 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>67 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>69 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>71 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>73 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>75 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>77 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>79 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>81 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>83 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>85 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>87 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>89 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>91 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>93 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>95 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>97 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>99 SYCAMORE AVE</u>    |
| <u>John McCall</u>     | <u>1 SYCAMORE PARK</u>    |

Maurice McLorris	26 Sycamore Drive
William Jackson	41. Sycamore Ave. Ballymount
David Jackson	41. Sycamore Ave. Ballymount
Jim Archib	35. SYCAMORE AVE.
Madeline Prudenelli	37. Sycamore Ave
Wanda B. Kelly	33 SYCAMORE AVE
Bill O'Reilly	" " "
James Mackey	36, " "
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Dip Bees	39 Sycamore Ave Ballymount

Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



Date: 13th April 1992.

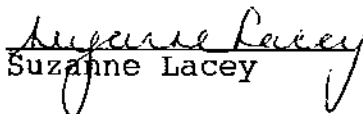
Appeal re: Change of house type at 34A Sycamore Avenue, Kingswood, Dublin 24.

Dear Sir/Madam

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. Also enclosed is a copy of the Board's reply.

While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Yours faithfully,

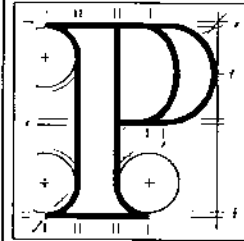
  
Suzanne Lacey

Encl.

BP 553B

EO'H

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Our Ref: PL 6/5/88310  
P.A. Reg. Ref: 92A/0008

Mary Harney, T.D.,  
Minister for Environmental Protection,  
Office of the Minister for Environmental  
Protection,  
Dublin 1.

Date: 13th April 1992.

Dear Minister,

I have been directed by An Bord Pleanála to refer to your letter of the 12th of March, 1992 on behalf of the residents of Sycamore Drive, Kingswood Heights, Dublin 24 concerning the proposed development at 34A Sycamore Avenue, Kingswood, Dublin 24.

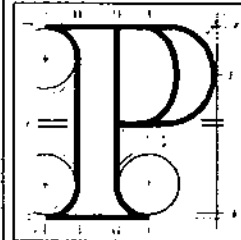
Consideration of this appeal which was lodged on the 9th of March, 1992, is proceeding and will be completed as soon as possible. You will be notified of the Board's decision as soon as it is made.

Yours faithfully,

  
Kevin Carleton  
Executive Officer

BP 559

An Bord Pleanála

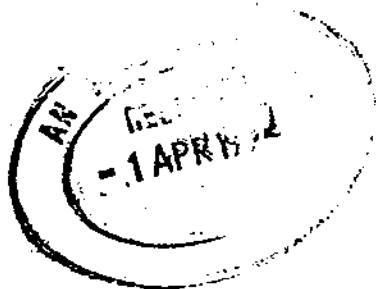


Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



BAILE ÁTHA CLIATH 1  
(Dublin 1)

12 March 1992.



The Principal Officer,  
An Bord Pleanála,  
Irish Life Mall,  
Lr. Abbey Street,  
DUBLIN 1.

Nelson - 6/88310

Sue  
Pl. prepare ZP559 for issue +  
prepare 553B for other parties  
Clarke 7/4

Dear Sir,

I would like to support the objection lodged by the residents of Sycamore Drive, Kingswood Heights, Dublin 24 in relation to the granting of planning permission for a change of house type at 34A Sycamore Drive, Ref. No. 92A/0008.

The proposed design of what is essentially a two storey house does not fit in with the existing streetscape, which is composed of single storey dwellings. If allowed to proceed it will disrupt the harmony of this neighbourhood as originally planned and developed. This would be contrary to good planning practice.

It is regrettable that planning approval was ever given for the erection of a house in what is only the garden of the existing dwelling. In addition to the fact that this house will be in conflict with the existing development, construction work will cause disruption and nuisance to the residents of this area.

Sincerely,

MARY HARNEY T.D.  
MINISTER FOR ENVIRONMENTAL PROTECTION.



Tel.: 724755  
Ext. 268/269

Planning Department,  
Irish Life Centre,  
11, Abbey Street,  
Dublin 1.

Your Ref.: PL6/3/ \_\_\_\_\_

Our Ref.: \_\_\_\_\_

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
11, Abbey Street,  
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant: \_\_\_\_\_

Dear Sir,

With reference to your letter dated \_\_\_\_\_ I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. \_\_\_\_\_
- (4) The plan(s) received from the applicant on \_\_\_\_\_
- (6) & (7) A certified copy of Manager's Order \_\_\_\_\_, DATED, \_\_\_\_\_ together with technical reports in connection with the application.
- (8) \_\_\_\_\_

Yours faithfully,

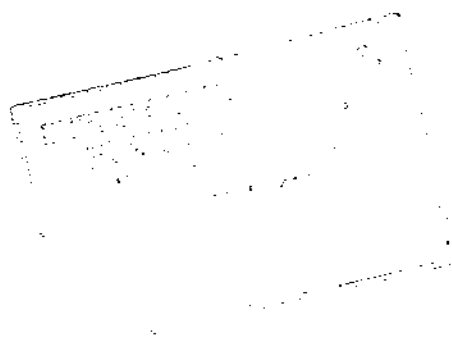
\_\_\_\_\_  
for Principal Officer.

Encls.

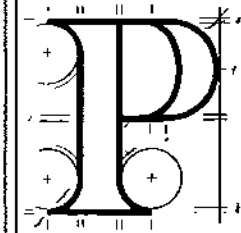
Our Ref: PL 6/5/88310  
Your Ref: 92A/0008

6071

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date 25th March 1992.

**Planning authority decision re:** Change of house type  
at 34A Sycamore Avenue, Kingswood, Dublin 24.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

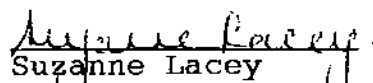
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

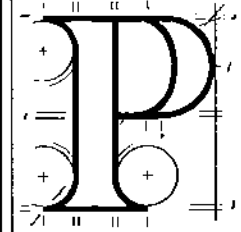
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

17, SYCAMORE AVENUE,  
KINGSWOOD,  
DUBLIN 24.

9th March 1992

The Secretary,  
An Bord Pleanala,  
Block 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

RE: PLANNING PERMISSION FOR DORMER BUNGALOW AT 34A SYCAMORE AVENUE.

REGISTER REFERENCE. 692A/0008.

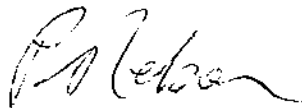
Dear Sirs,

With reference to the abovementioned proposed development, enclosed please find cheque for £100.00 fee, together with a list of signatures of residents of Sycamore who totally object to this planning application. The Kingswood Residents Association endorse this objection.

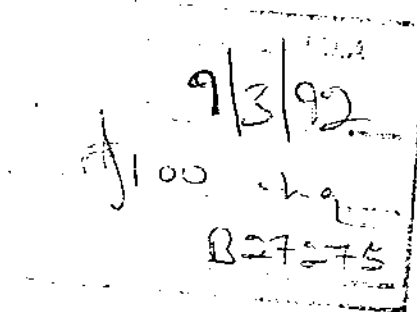
The objection is based on numerous grounds, a detailed letter outlining these grounds will be forwarded further to a Kingswood Residents Association meeting which is being held this evening Monday 9th March 1992.

Thanking you,

Signed on behalf of the group.



Phyl Nelson.



By HAND  
HAY

OBJECTION TO 34A SYCAMORE AVE

TO: DUBLIN COUNTY COUNCIL

Phyl Nelson

17 SYCAMORE AVE

Ken Farrell

15 SYCAMORE AVE

Cathy Walsh

13, SYCAMORE AVE

Maryl Matr

9, SYCAMORE AVE

Franky McBarthry

11 SYCAMORE AVE

Michael

19 SYCAMORE AVE

Maureen O'Neill

21 SYCAMORE AVE

Tom Gilroy

23 SYCAMORE AVE

Dennis Wotter

25 SYCAMORE AVE

Car Brian

27 SYCAMORE AVE

Thomas Reams

40 SYCAMORE AVE

James Walsh

40 SYCAMORE AVE

Paul Byrne

42 SYCAMORE AVE

MARY

47 SYCAMORE AVE

John

48 SYCAMORE AVE

Ann Mc Cabe

48 SYCAMORE AVE Kingsdown

Carol McCabe

48 SYCAMORE AVE

Jean McElhall

50 SYCAMORE AVE

Joe Haggass

50 SYCAMORE AVE

Joe McCall

1 SYCAMORE PARK

Kathlin Jackson  
David Jackson.

41. Sycamore Ave. Ballymount.  
41. Sycamore Ave. Ballymount.

● Jim Archer  
Hadden Prendiville  
Patrick Wheeler  
Niall Duffe.

35. SYCAMORE AVE.  
37. Sycamore Ave.  
53. SYCAMORE AVE  
" " "

John Harley  
Francis " C

36 " "  
36 " "

Neville Archer

35. Sycamore Ave..

Charles Brennan

24 Sycamore Avenue

Brian BURROUGHS

24 Sycamore Avenue

Stacy Brennan

39 Sycamore Ave Ballymount.

Philip Brennan

39 Sycamore Ave Ballymount.



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

NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0836 /92      Date of Decision : 26th February 1992

Register Reference : 92A/0008                      Date Received : 2nd January 1992

Applicant : G. Doherty,

Development : Change of house type

Location : 34A Sycamore Avenue, Kingswood.

Floor Area :              Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :      //

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- .. 2 .. ATTACHED.

Signed on behalf of the Dublin County Council.....  
for Principal Officer

Date: 27/2/92.....

Noel Smith Associates,  
Deanery Street,  
Belturbet,  
Co. Cavan.

Reg.Ref. 92A/0008  
Decision Order No. P/ 0836 /91  
Page No: 0002



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

C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That a financial contribution in the sum of £750.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.  
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 05 The external finishes to match those of adjoining dwellings.  
REASON: In the interest of visual amenity.
- 06 The proposed roof window in the north east elevation to be in obscure glazing.  
REASON: In the interest of ensuring the privacy of adjoining property.
- 07 The development shall be carried out in conformity with Condition Nos. 6 of the decision to grant permission by Order No. P/3766/90 dated 17.09.1990 Reg. Ref. 90A-1112 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.  
REASON: In the interest of the proper planning and development of the area.
- 08 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.  
REASON: In the interest of reducing air pollution.



NOEL SMITH & ASSOCIATES  
ARCHITECTURAL & PLANNING CONSULTANTS

Fairview House,  
Deanery Street,  
Bellurbet, Co. Cavan.  
Tel: 049 - 22444  
Fax : 049 - 22444

Our Ref.:

Your Ref:

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

16th. January 1992.

RE/ Change of House type at 34A Sycamore Avenue, Kingswood, Dublin 24,  
for Mr. G. Doherty. Reg. Ref. 92A/ 0008.

Dear Sirs,

I herewith enclose Planning fee for : 30.00 and Bye-Law fee for  
: 16.00 as requested in your letter of the 14th. January 1992.

Yours sincerely,

7 9 JAN 92



Noel Smith Associates.

MAIRIE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, DUBLIN 1.

DUBLIN 1.

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee.

N 54615

BALANCE

£ 16.00

Received this

21

day of

Jan

19 92

from

Mr Smith & Co's

Fareview House

Dooneery Street, Ballsbridge

the sum of

Sixteen

Pounds

Pence, being

Zero

Money applied at Kingswood

24 Sycamore Ave, D24

S. CAREY BALANCE  
Principal Officer

Cashier

MAIRIE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, DUBLIN 1.

DUBLIN 1.

RECEIPT CODE

BALANCE

PAY

CASH

CHEQUE

M.O.

B.L.

I.T.

BYE LAW APPLICATION

REC. No. N 54563

£ 30.00

Received this

21

day of

Jan

19 92

from

Mr Smith & Co's

Fareview House

Dooneery Street, Ballsbridge

the sum of

Thirty

Pounds

Pence, being

Zero

By law applied at Kingswood, D. 24

34 Sycamore Ave

S. CAREY BALANCE  
Principal Officer

Cashier

COMHAIRLE CHONTAE ATHA CLIATH  
DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,  
IRISH LIFE CENTRE,  
LOWER ABBEY STREET.,  
DUBLIN 1.

Noel Smith Associates,

Deanery Street,

Belturbet,

Co. Cavan.

14/1/92

REG. REF.: 92A/0008

RE: Change of house type at 34A Sycamore Avenue, Kingswood, Dublin 24, for

G. Doherty.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 30.00.

Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

  
\_\_\_\_\_  
for PRINCIPAL OFFICER



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 : 92A/0008

Date : 14th January 1992

Dear Sir/Madam,

Development : Change of house type

LOCATION : 34A Sycamore Avenue, Kingswood.

Applicant : G. Doherty,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 2nd January 1992

With reference to above proposal I wish to inform you that under Section 10(2)(A)(b) of the Local Government(Planning and Development)Act,1982 the Planning Authority is precluded from deciding this application until the correct fee has been received.The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

The correct fee for the above mentioned application is 16.00 .  
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

*MA*  
.....

for PRINCIPAL OFFICER

Noel Smith Associates,  
Deanery Street,  
Belturbet,  
Co. Cavan.

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 : 92A/0008

Date : 6th January 1992

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

Dear Sir/Madam,

- DEVELOPMENT : Change of house type
- LOCATION : 34A Sycamore Avenue, Kingswood.
- APPLICANT : G. Doherty,
- APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 2nd January 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Noel Smith Associates,  
Deanery Street,  
Belturbet,  
Co. Cavan.



*no fee enclosed*

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 34 A SYCAMORE AVE. KINGSWOOD, DUBLIN 24.  
 (If none, give description sufficient to identify) ADJACENT TO 34 SYCAMORE AVE.

3. Name of applicant (Principal not Agent) MR. GERARD DOHERTY.  
 Address 34 SYCAMORE AVE. KINGSWOOD. Tel. No. \_\_\_\_\_

4. Name and address of person or firm responsible for preparation of drawings NOEL SMITH ASSOC. DEANERY ST. BELTURBET.  
CO. CAVAN Tel. No. 049 22444.

5. Name and address to which notifications should be sent NOEL SMITH ASSOC.  
AS ABOVE. **NIL**

6. Brief description of proposed development CHANGE OF HOUSE TYPE. REG NO. 90A/1112

7. Method of drainage PUBLIC SEWER 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state: NA.

(a) Present use of each floor or use when last used \_\_\_\_\_  
 (b) Proposed use of each floor \_\_\_\_\_

CO. DUBLIN Planning permission is sought for change of house type at 34A Sycamore Ave, Kingswood. Signed G. Doherty.

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 324. Sq. m.  
 (b) Floor area of proposed development 113.4. NIL Sq. m.  
 (c) Floor area of buildings proposed to be retained within site NA. Sq. m.

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

13.Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box. 02 JAN 92

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
GENERALLY CONSIDERED.

15.List of documents enclosed with application. 4 CO. DRAWINGS  
4 NO. SPECIFICATION  
NEWSPAPER NOTICE. PLANNING FEE

16.Gross floor space of proposed development (See back) \_\_\_\_\_ Sq. m.  
 No of dwellings proposed (if any) 1 Class(es) of Development \_\_\_\_\_  
 Fee Payable £ 87.00 Basis of Calculation 32.00 + 55.00. 87.00.  
 If a reduced fee is tendered details of previous relevant payment should be given \_\_\_\_\_

Signature of Applicant (or his Agent) Smith Date 19-DEC-91

Application Type P/B FOR OFFICE USE ONLY  
 Register Reference 92A/0002  
 Amount Received £ 2.4.4  
 Receipt No \_\_\_\_\_  
 Date \_\_\_\_\_

*EW  
 BWS  
 19/12/91*

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. 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 18.

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)	£65.00 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 1964.

**NOEL SMITH & ASSOCIATES**  
**ARCHITECTURAL & PLANNING CONSULTANTS**

Fairview House,  
Deanery Street,  
Bellurbet, Co. Cavan.  
Tel: 049 - 22444  
Fax : 049 - 22444

Our Ref.:

Your Ref:

Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

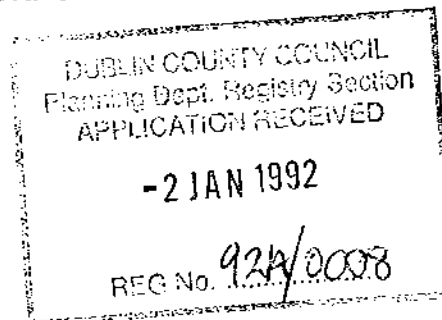
19th. December 1991.

RE/ Change of House type at 34A Sycamore Avenue, Kingswood  
Dublin 24.

Dear Sirs,

I herewith enclose the following Documents in support of our  
Application for Planning Permission and Bye-Law Approval.

1. 4 No. copies of Drawing 9114/ 1.
2. 4 No. Specification.
3. Newspaper Notice.
4. Application Form duly completed.
5. Planning fee for: 92.00 in favour of Dublin County Council.



The enclosed fee is for Bye-Law: 60.00 Planning: 32.00.

If you have any queries please do not hesitate to contact me.

Yours sincerely,

Noel P. Smith.



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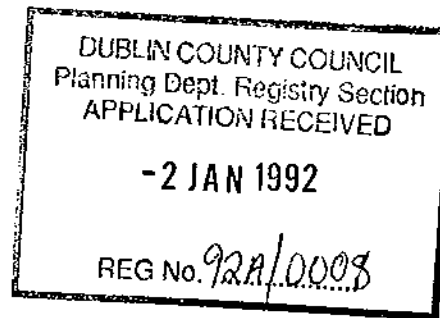
SPECIFICATION.

PROJECT. Change of House type.

AT. 34 A Sycamore Avenue,  
Kingswood,  
Dublin 24.

FOR. Mr. G. Doherty,  
34, Kingswood Avenue,  
Dublin 24.

DATE. November '91.



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## Section 1 GENERAL

### 1.1 Conditions of Contract

This Specification is merely an OUTLINE Specification and should be carefully adapted to local conditions in each case. For general conditions and stipulations, see Conditions of the Building Contract which should be drawn up or approved by a Solicitor engaged by the Employer. Provision should be made in the Contract for the following:

### 1.2 Maintenance Period

The Contractor shall be held responsible for defects, shrinkage or other faults due to materials and workmanship not in accordance with this specification which appear during the period of 12 months after completion of the work. A sum of not more than 5% of the total price for the work shall be retained by the Employer during the period of 12 months after completion of the work and shall be paid to the Contractor on the expiration of this period provided all defects which have been notified to the Contractor have been remedied.

### 1.3 Structural Guarantee

The Contractor shall be responsible for structural defects which reveal themselves during a period of 24 months after completion of the work. The Employer's right to require the Contractor to remedy structural defects under this clause are in addition to any similar right(s) he may have under Common Law.

### 1.4 Insurance

The Contractor shall, in the joint names of the Employer and Contractor, insure the works to their full value against loss or damage by fire, storm or tempest from a period beginning at the commencement of the work and ending on the handing over of the completed house to the Employer. The Contractor shall produce evidence of such insurance at the request of the Employer.

### 1.5 Statutory Requirements

The Contractor must provide for paying all contributions required under the Social Welfare Acts and other statutes for the protection of workmen. The Contractor must also comply with the Building (Safety, Health and Welfare) Regulations, 1959.

### 1.6 Approved Materials

For the purpose of this specification, the term "approved materials" shall mean approved as suitable by the Department of Local Government.

### 1.7 Provide Everything

The Contractor shall be responsible for providing all materials, plant, scaffolding, etc. necessary for the proper execution of the work.

### 1.8 Water

The Contractor shall be responsible for the provision of a proper supply of clean water for the works.

### 1.9 Notification

The Contractor shall notify the local authority at the appropriate stages of the work and arrange for all inspections.

## Section 2 EXCAVATOR

### 2.1 Generally

Excavate the site of all buildings, roads, footpaths, yards, etc., removing all vegetable soil and spread and level. Excavate trenches for foundations, and services, spread and level.

Foundations shall be taken down to a good natural bottom, minimum of 700 mm below finished ground level.

### 2.2 Existing Drains, etc.

All ditches, field drains and other waterways, wherever encountered during the progress of the work shall be suitably diverted around the works.

### 2.3 Keeping Excavations Free from Water

All water that may accumulate on the site during the progress of the works, or in trenches and excavations, from springs, rain, drains or other causes is to be baled or otherwise removed at the contractor's expense.

### 2.4 Planking and Strutting

The Contractor shall provide any planking and strutting required for the safe support of all excavations.

2.5

### **Hardcore**

Hardcore shall be properly compacted and shall form a freely draining bed. It shall consist of hard broken brick, coarse gravel, hard stone or slag and shall be free from dust and any deleterious materials.

2.6

### **Backfill**

Backfilling to foundations, walls, trenches, etc., shall be spread in layers not exceeding 150 mm thick and each layer shall be well compacted and consolidated. Filling around pipes not concreted and for a depth of 300 mm over the pipes shall be fine material free from stones, and placed and consolidated by hand.

## **Section 3 DRAINLAYER**

3.1

### **Concrete Beds**

Lay in trenches under drain pipes, gulleys, junctions, etc., layer of Mix C concrete, as described at 4.4 below. The concrete under pipes to be of a minimum thickness of 100 mm laid to falls, and of a width equal to twice the external diameter of the pipe resting thereon and benched half-way up pipe.

3.2

### **Drain Pipes**

Drain pipes to be used generally may be either of p.v.c., salt glazed stoneware or concrete to Irish Standard 6 (1949). All pipes under roadways to be cased in concrete, minimum 150 mm thick all round. Concrete or stoneware pipes to have joints packed with tar gaskin and filled with cement mortar, executed neatly. Alternatively, concrete or glazed stoneware pipes may be jointed with flexible joints and laid on a 50 mm minimum bed of a granular round gravel and backfilled with a similar material to haunching height. Consolidated p.v.c. pipes jointed with rubber ringed plastic couplers may be used laid on a granular bed as a base, 50 mm thick and backfilled to top of pipes, and finally covered to a depth of 150 mm over barrel of pipes with similar material.

3.3

### **Laying Drains**

Lay all drains to the necessary falls and connect them to the gulleys, junctions, soil pipes and manholes, in such a manner that every line of drain is straight and true from point to point with a regular gradient throughout its length.

3.4

### **Armstrong Junctions**

To be 225 x 225 mm glazed stoneware with galvanised heavy cast iron cover and frame set on and surrounded with 150 x 150 mm thick concrete Mix A as described at 4.4 below.

3.5

### **Gulley Traps**

To be 150 x 150 mm salt glazed stoneware back inlet type gulleys with outlet jointed to drain and fitted with heavy galvanised gratings and set on and surrounded with concrete Mix A well dished down to grating.

3.6

### **Manholes**

Form manholes, 750 x 600 mm inside concrete measurements, with 200 mm solid concrete block walls bedded in cement mortar and finished with 25 mm cement plaster, well haunched down to half round white glazed channels. Roofs of manholes to be Mix A, reinforced concrete 150 mm thick. Where manholes exceed 1.5 m deep, they are to be 900 x 600 mm inside and fitted with galvanised heavy cast iron foot irons built into walls. The bottoms to be benched in fine concrete finished in pure cement, average 200 mm thick.

3.7

### **Manhole Covers**

Over each manhole set in the roof slab an approved deep seal pattern galvanised cast iron airtight cover and frame, weighing a minimum 114kg to B.S.497 (1967)-Grade "B". Frame to be bedded in mastic and seal 25 x 25 mm to be filled with tallow and grease.

3.8

### **Septic Tank**

The Septic Tank shall be built to the Department of Local Government's Plan S.I. (a copy of which is supplied with the set of working drawings) or other approved drawings.

## Section 4 CONCRETOR

### 4.1 Cement

Cement to be Portland Cement in accordance with I.S. 1 (1971) delivered to site in properly sealed bags clearly marked with the brand name and stored, clear of the floor, in a dry waterproof store and protected from damp.

### 4.2 Water

Only clean fresh water free from impurities to be used.

### 4.3 Aggregate

Coarse and fine aggregate shall be in accordance with I.S. 5 (1949).

### 4.4 Concrete Mixes

*Mix A:* This mix should have a minimum works cube strength of 14 N/mm<sup>2</sup> after 7 days or 21 N/mm<sup>2</sup> after 28 days. The nominal proportions of this mix are 0.07 m<sup>3</sup> of suitably graded dry fine aggregate and 0.14 m<sup>3</sup> of suitably graded coarse aggregate per 50 kg cement. The maximum size of coarse aggregate should not exceed 20 mm. The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 30 litres per 50 kg of cement.

*Mix B:* This mix should have a minimum of works cube strength of 10 N/mm<sup>2</sup> after 7 days or 14 N/mm<sup>2</sup> after 28 days. The nominal proportions of this mix are 0.1 m<sup>3</sup> of suitably graded dry fine aggregate and 0.21 m<sup>3</sup> of suitably graded coarse aggregate per 50 kg cement. The maximum size of coarse aggregate should not exceed 40 mm. The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 35 litres per 50 kg of cement.

*Mix C:* This mix should be in the proportion of 8 parts of suitably graded "all in" aggregate to 1 part cement with the minimum addition of water to ensure reasonable workability.

### 4.5 Transporting and Placing

Transport concrete to avoid adulteration, segregation or loss of ingredients. Clean out and remove all free water from formwork and excavations immediately before placing concrete. Deposit in final position as a continuous operation so that between construction joints fresh concrete is not placed against concrete which has set. Concrete to be finally placed within 30 minutes of discharge from mixer or (if agitated during transporting) from delivery vehicle. Level the upper surfaces of concrete so that components and elements will be suitable for subsequent surface working. In cold weather, place concrete with an initial temperature of at least 5° C and do not place against frozen surfaces. Concrete laid when frost is likely shall be protected immediately after laying with tarpaulins, sacks, straw or other suitable material.

### 4.6 Curing

During initial setting and curing concrete to be protected from excessive heat, frost, shock or vibration and no traffic must be allowed on it until properly hardened.

### 4.7 Solid Flooring (Mix B)

Lay 150 mm thick concrete slab on 150 mm thickness of hardcore and cover with 1,000 gauge approved polythene membrane dressed under d.p.c. in walls to a minimum of 150 mm.

### 4.8 Perimeter Paving

Paving around the house, as shown, shall be 100 mm thick concrete paving laid to falls on a 150 mm thickness of hardcore and finished smooth from a wood float. Provide expansion joints at 2.5 m centres.

Provide steps as necessary in pavings and to front and rear doors and out offices. Finish smooth and neat on all exposed surfaces.

Provide concrete spud stones to feet of frames of external doors.

### 4.9 Concrete Lintels

The concrete lintels to window and door openings are to be reinforced for every 100 mm of thickness with two 10 mm diameter mild steel bars. Lintels are to be constructed as shown on the drawings and to have a minimum bearing of 200 mm at each end.

The concrete lintels to the inner leaves of external cavity walls are to be splayed as shown. The splay to occur on the cavity side. Alternatively, precast, prestressed concrete lintels conforming to B.S. 1239 (1956) and produced by an approved manufacturer may be used.

#### 4.10 Chimney Caps

Provide cast in situ chimney caps, throated on underside, weather on tops in cement and sand 1:3 and flaunch up around flue liners.

#### 4.11 Precast Concrete Cills

Precast concrete cills are to be finished extra smooth and to be rebated, weathered and throated. Cills are to have 100 mm minimum wall hold at each end, to project 100 mm beyond the outer face of blockwork and to be rounded at edge. All cills are to be reinforced with two 10 mm diameter mild steel bars and set on d.p.c. turned up full height at back and ends.

### Section 5 BRICK AND BLOCKLAYER

#### 5.1 Blocks

Solid concrete blocks are to comply with I.S. 20 (1971).

#### 5.2 Bricks

Bricks are to be sound, hard and well burnt and shall comply with I.S. 91 (1958).

#### 5.3 Mortar

Cement mortar to be composed of one part cement to three parts of sand well mixed in small quantities and used fresh. Cement mortar shall be used for all brickwork and blockwork below damp proof course.

Gauged mortar (plasticised mortar) to be composed of one part cement to six parts of sand with liquid mortar plasticiser added in the proportions recommended by the manufacturers, and to be used for *brickwork* and *blockwork* over damp proof course.

#### 5.4 Blockwork and Brickwork Generally

All walls shall be carried up regularly not leaving any part more than 1 m lower than another. Walls left at different levels to be properly raked back. Walls and partitions are to be bonded one to the other at right angles. 'L' shaped blocks are to be used in the external leaf at jambs of openings.

All perpend, quoins, etc., in walling are to be kept strictly true and square and the whole properly bonded together. No half bricks or bats are to be used except where necessary for bonding.

The joints are to be raked out for flashings, aprons, etc., and afterwards pointed in cement mortar 1:3.

#### 5.5 Damp Proof Courses

The damp proof course shall be three ply bitumen on jute or canvas base to I.S. 57 (1953) or polythene to B.S. 743 (1970). Damp proof course to be lapped 150 mm at joints and angles and bedded on a layer of cement mortar. Damp proof course to be a minimum of 150 mm above finished ground level.

Provide horizontal damp proof course to each leaf of cavity walls, under blockwork partitions, to chimney breasts and to chimney stack over roof level all as shown.

Provide d.p.c. over all lintels to external opes of cavity wall construction stepped from top inner lintel to under outer lintel.

" " to all vertical joints at abutting of inner and outer leaves of cavity walls at reveals.

" " under window cills, turned up at ends and back.

" " to outer leaf of cavity wall under blockwork closing cavity at head.

#### 5.6 Cavity Walls

Build cavity walls as shown on the drawings. Inner and outer leaves to be tied together with galvanised mild steel wall ties or plastic ties approved by the Department of Local Government at 1 m intervals horizontally and 0.5 m vertically.

Closure of cavity at foot to be a minimum of 150 mm below d.p.c. level. Provide temporary openings at base of cavity for cleaning out after each day's work and brick up on completion. 50 mm laths to be placed on ties to catch mortar droppings and

lifted out and cleaned off before inserting new row of ties. Every possible care to be taken to keep cavities free from mortar droppings. Provide drainage opes at bottom of cavity in cavity walls.

#### **5.7 Block Partitions**

Build block partitions on ground floor in blocks bonded to external walls as the work proceeds.

#### **5.8 Chimney Breasts and Flue Liners**

Build chimney breasts where shown in solid blockwork. Form opening to take fireback for fireplace, insert tapered lintel, gather to fireclay flue and flaunch around same. Build in 230 mm diameter fireclay flue liners to I.S. 51 (1953). Flue to be carried up in easy bends, and to be cleaned and swept as work proceeds. Flue liners to be wrapped around with 12 mm thickness of lime mortar before building in.

#### **5.9 Beam Filling and Closing Cavity**

Perform all beam filling in concrete blockwork or mass concrete between timbers built into or resting on walls. All cavities to be sealed with concrete tiles or slates.

### **Section 6 ROOFER AND EXTERNAL PLUMBER**

#### **6.1 Pitched Roof with Concrete Roof Tiles**

##### **6.1.1 Concrete Roof Tiles**

To be interlocking or pantiles. Interlocking tiles to comply with I.S. 4 (1950). For pitches below 30°, low pitch tiles to be used in accordance with manufacturer's instructions.

##### **6.1.2 Fixing**

Hang tiles to 44 x 35 mm or 44 x 22 mm sawn softwood battens as indicated on drawings and nail in accordance with manufacturer's instructions.

##### **6.1.3 Felt**

Cover rafters with untearable bituminous sarking felt to comply with I.S. 36 (1951). Felt to be lapped 150 mm at joints and at ridges. Felt to be carried over the tilting fillet and fascia sufficiently to give a drip into the gutter.

##### **6.1.4 Ridges**

Ridge tiles to be approved concrete tiles "A" or half round to match colour of tiling bedded in sand and cement 3:1. Rake out and point all exposed fair edged and vertical joints with the coloured sand and cement to match tiles.

##### **6.1.5 Lead Flashings**

Lead to be No. 5 best sheet milled lead to comply with B.S. 1178 (1969). At sides and front of chimney neatly dress No. 5 lead for a width of 150 mm over tiles and 160 mm up against stack. Cover flash in No. 5 lead. Form chase in chimney and return lead cover flashing into same, secure with lead wedges and point with cement mortar. When plastering, form bell cast over chase. Where chimney stack is not astride ridge, provide lead gutter at back in No. 5 lead laid on 19 mm boarding carried up under tiles to a height of 150 mm vertically back over sole board and dressed 150 mm up against back of stack and cover flashed in No. 5 lead.

Provide No. 5 lead collar to vent pipe where passing through roof, neatly dressed into tile form and into joint in vent shaft.

#### **6.2 Pitched Roof with Asbestos Cement Slates**

##### **6.2.1 Asbestos Cement Slates**

Asbestos Cement slates to be through colour type in accordance with I.S. 7 (1950).

##### **6.2.2 Fixing**

All asbestos cement slates to be fixed with bronze nails in strict accordance with manufacturer's instructions. For pitches of 30°, asbestos cement slates to be on battens and felt as specified above. For pitches of 22½°, asbestos cement slates to be on battens on felt on counter battens on felt fixed to rafters.

### **6.3 Flat Roofs**

#### **6.3.1 Covering**

Flat roofs to be covered with 3 layers of roofing felt on 18 mm flooring grade chipboard or other approved decking. Decking to be stored in a dry shed and covered with a layer of felt immediately after fixing to avoid trapped moisture. All felting to be laid by approved specialists.

#### **6.3.2 Insulation**

Chipboard to be laid on 25 mm glass fibre quilt on 1,000 gauge polythene vapour barrier on firing pieces to give a fall of 1 in 80.

### **6.4 Rainwater Goods**

Gutters to be 125 mm half round P.V.C., galvanised heavy gauge steel to comply with I.S. 59 (1953) or other approved gutters secured on brackets to falls.

Rainwater pipes to be 75 mm diameter P.V.C. or galvanised heavy gauge steel pipes or other approved pipes secured with holderbats or fitted lugs so as to stand 25 mm clear of the finished wall and having all necessary toes, etc.

## **Section 7 CARPENTER AND JOINER**

### **7.1 Timber**

Timber used throughout the work to be well seasoned dry and free from sap, shakes, large or loose knots and waney edges and with a moisture content not exceeding the permitted maxima set out in I.S. 96 (1958). Structural timber for trusses to be of a quality as specified at 7.4 below.

Softwood for Carpentry to be *white deal*.

Timber for joinery to be *red deal* free from all defects. Joinery units to be delivered on job prepared, knotted, stopped and primed.

### **7.2 Preservative**

Wall plates, ends of joists and feet of rafters or feet of trusses, back of fascia, framed supports for fascias and soffit, barge board supports and back of barge boards to be treated with an approved preservative applied in an approved manner. The preservation of timber shall be carried out in accordance with B.S.C.P.98 (1964).

### **7.3 Glue**

All glue to comply with B.S. 745 (1969).

### **7.4 Timber for Trussed Rafters**

The timber used in the construction of timber trussed rafters may be European redwood or whitewood, commercial western hemlock or Canadian spruce having a quality not inferior to composite grade as defined in B.S.C.P. 112 (1967).

### **7.5 Connector Plates for Trussed Rafters**

The steel for connector plates for timber trussed rafters shall in accordance with B.S. 1449 (1962)-Part 1B. The plates shall be protected by a zinc coating in accordance with B.S. 2989 (1967)-Class B for thickness and with properties of Class F. Penetration of all plate projections shall be at least half way through timber members.

### **7.6 Wind Bracing of Trussed Rafters**

Fix 44 x 35 mm battens as wind bracing as shown on drawings:

- A. diagonally under rafters
- B. diagonally across struts and ties
- C. diagonally across tops of ceiling joists.

### **7.7 Transport, Storage and Handling of Trussed Rafters**

Timber trussed rafters shall be transported and stored in a vertical position. Care shall be taken in the handling of trusses to avoid distortion.

### **7.8 Traditional Roof Construction**

Where traditional roof construction is used for double pitched roofs, rafters shall be 35 mm at 450 mm centres on 150x75 mm purlins. Tile battens shall be 44x22 mm.



Where single pitch roofs are used, rafters shall be 125 x 35 mm at 400 mm centres on 150 x 75 mm purlins. Ceiling joists shall be 100 x 35 mm at 400 mm centres supported from 75 x 35 mm ceiling hangers at 2.1 m centres. Rafters shall be spiked to 100 x 75 mm wall plates.

**7.9 Tank Bearers and Housing on Flat Roofs**

Construct support framework for water tanks and frame wall as shown on drawings all securely fixed to roof joists. Provide 2 hasps to removable lid.

**7.10 External Doors**

To be 50 mm thick wrot red deal two panel glazed doors size 900 x 2,100 mm comprising 100 x 50 mm top rail and styles; 200 x 50 mm lock and bottom rails with both panels rebated all round and slipped for glazing.

Doors to be hung on 1½ pairs steel washer brass butt hinges to 100 x 75 mm frames fixed to spud blocks with strong iron spuds and rings. Fix weatherboard to all external doors as shown on drawings and weather bar to threshold.

**7.11 Internal Doors**

To be 50 mm thick flush panel plywood doors to I.S. 48 (1965) to the sizes shown on the drawings. Permanent ventilators to be provided over internal doors to all rooms without an open fireplace. Standard door sets complying with the above specification may be used.

**7.12 Windows**

Standard timber windows to be used throughout with red deal window board ex 150 x 22 mm.

**7.13 Skirtings**

To be 100 x 25 mm moulded red deal neatly mitred at all corners.

**7.14 Architraves**

To be 50 x 25 mm moulded red deal neatly mitred at corners and nailed to door frames. All nails to be well punched home.

**7.15 Cover Slips**

Provide 12 x 12 mm red deal cover slips to doors and windows as required.

**Section 8 PLUMBER**

**8.1 Soil and Vent Pipes**

Shall be 100 mm diameter P.V.C. or cast iron jointed in accordance with manufacturer's instructions with all the necessary bends, etc., and connected to drain and w.c. Provide all vent pipes with cowls.

**8.2 Traps and Waste Pipes**

Traps to sinks, bath and wash-hand basin to be solid copper deep seal with cleaning eyes 38 mm diameter for bath and sink and 32 mm diameter for wash-hand basin where wastes do not discharge directly to gully traps, otherwise traps to be standard pattern. Waste pipes to be manufactured from unplasticised P.V.C. conforming to B.S. 3506 (1962).

**8.3 Water Services**

Provide and connect 16 mm heavy gauge P.V.C. pipe 600 mm deep in ground from water supply source to storage tank complete with ball valve and 32 mm overflow. Fit stop cock over floor level where supply enters house and provide connection to kitchen sink. Storage tanks to be approved type P.V.C. or galvanised steel to B.S. 417 (1964). Minimum total capacity to be 360 litres.

**8.4 Cold Water Supply**

Run 22 mm copper supply from storage tank to cylinder.

Run 22 mm separate copper supply to bath with 15 mm branches to w.c. and w.h.b. Fit 22 mm full way screw down stop cocks in accessible positions to 22 mm cold feeds to cylinder and bath etc.

### **Water Heating**

Where boiler is provided, run 22 mm copper flow and return to cylinder (with high and low connections). Fit draw off cock in suitable position to empty system.

### **8.6 Hot Water Supply**

Provide 150 litre copper cylinder to comply with I.S. 161 (1968); run 22 mm copper expansion pipe, carry up and turn down over storage tank. Take off 22 mm copper supply to feed bath with 15 mm branches to wash-hand basin and sink.

## **Section 9 ELECTRICIAN**

### **9.1 General**

The electrical installation shall be carried out by competent, experienced electricians. All electrical work shall comply with the latest regulations of the Institute of Electrical Engineers.

### **9.2 Notice to E.S.B.**

The Electricity Supply Board shall be consulted at an early stage to arrange service and meter position.

### **9.3 Wiring**

All wiring to be on ring main system using 13A plugs fusible type.

Provide proper identification system for each fuse unit.

Every light outlet shall be fitted with approved ceiling rose flex and lampholder.

Switches shall be flush type make and break.

Switches outside bathrooms.

Socket outlet shall be flush type bakelite 13 amp. all 3 pin shutter type and fusible with earth wire.

Wiring shall be concealed and carried in walls in plastic conduit.

Wiring shall be C.T.S. 1/1-78 (3/036) for lighting circuits and 7/0-85 (7/029) for power circuits.

All joints shall be in proper bakelite joint boxes.

## **Section 10 PLASTERER**

### **10.1 Cement**

The Portland cement shall be as described in clause 4.1.

### **10.2 Sand**

The sand shall be natural or crushed stone and to comply with B.S. 1198 (1952) for plastering, and graded to Class "A" requirements for both under-coats and finishing coats of "Gypsum" plasters only.

### **10.3 Cement Lime Mortar**

Cement lime mortar to be composed of 6 parts of sand, one part of lime putty and one part of Portland cement well mixed for wall above damp proof course.

### **10.4 Water**

The water used for mixing shall be clean and free from set plaster and other impurities.

### **10.5 Internal Plastering**

All internal walls are to be scudded 3 to 1 sand and cement, scratch coat to be 1 lime to 3 sand gauged with 10% cement and finished in hard wall plaster.

Alternatively, internal walls to be lined with approved proprietary dry lining executed in strict accordance with manufacturer's instructions. Alternatively, other approved plastering specifications may be used.

Ceiling plaster board where fixed to joists at 600 mm centres to be 12 mm thick; where fixed to joists of 450 mm centres or less, to be 9 mm thick.

### **10.6 Floor Screeds**

Lay 50 mm thick cement and sand (1:3) screed to all rooms and hall.

Finish screed perfectly smooth with a steel float to receive thermoplastic tiling, or other floor covering. Floor screed must be laid at least two months before laying vinyl floor tiles and must be carefully protected until then.

## **10.7 External Plaster**

Scud in cement and coarse sand (1:3) and render in 1 part hydrated lime, 1 part cement and 3 parts sand finished 12 mm thick smooth and even. Finished coat to be 12 mm 1:2:6 lime, cement, sand to a fine nap finish. Alternatively, 12 mm rough cast finish in 3:1 sand and cement may be applied. Form true edges and arrises, etc. Reveals to be finished as above keyed into rebates and finishing 25 mm thick and 25 mm proud of plaster work.

## **Section 11 GLAZIER**

### **11.1 General**

Glass to be the best of its respective kind and conform to B.S. 952 (1964). Glass is to fit accurately into rebates, after priming and is to be well back puttied sprigged and puttied. Outside putty is to finish the full depth of rebate. Putty to be linseed oil putty to B.S. 544 (1969).

### **11.2 Clear Glass**

Clear glass to be sheet glass 3 mm for areas up to 0.56 m<sup>2</sup>, 4 mm glass for all areas up to 1.12m<sup>2</sup>, and 6 mm for larger panes. Glass to conform to B.S. 952 (1964) and shall be the best of its kind, clear of all specks, waves, air bubbles and defects of every kind.

### **11.3 Obscured Glass**

Obscured glass to be small white arctic glass.

### **11.4 Glazing to Doors**

Glass in panels to doors to be bedded in putty and held in position with glazing slips and bedded in mastic putty.

## **Section 12 PAINTER**

### **12.1 Generally**

None other than skilled workmen, except apprentices, to be employed on the works. All paint, etc. is to be prepared and applied strictly in accordance with the manufacturer's instructions.

### **12.2 Workmanship**

All surfaces to be thoroughly dry before knotting, stopping, or painting.

No paint shall be applied externally in foggy or inclement weather and all necessary precautions are to be taken to prevent damage to paint by frost, etc.

The surfaces of all new priming coats and undercoats are to be properly filled and sanded down and dusted off between coats as required.

Painting shall not be proceeded with in any room unless it is free from dust and washed out.

Walls to be rubbed down, filled and free of all blisters and blemishes before decoration. On no account is emulsion paint to be used as a primer to woodwork.

### **12.3 Materials**

All painting materials to be the best of their respective kinds. Approved proprietary brands to be applied in accordance with manufacturer's instructions.

### **12.4 Internal Painting**

All ceilings and walls to be painted a minimum of 2 coats proprietary wall finish. All woodwork to be prepared, knotted, stopped, and painted 2 undercoats and one finish coat of high gloss enamel.

### **12.5 External Painting**

All external woodwork to be prepared, knotted, stopped, primed, and painted 2 undercoats and one finish coat of high gloss enamel.

Where external ironwork is used it is to be cleaned and painted 2 undercoats and one finish coat of high gloss enamel.