

91A/0385

CERTIFICATE NO: 24630

PROPOSAL: House
LOCATION: 30 Forest Drive Kingswood Heights
APPLICANT: J P M. Dowling

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	\$252	24	24	-		
	\$216					
	\$500 per M ² in excess of 300M ² Max. 240					
Garage	\$1.75 per M ² of 240					
x .1 feet	\$225 per feet of 2500					
x .1 feet	\$225 per feet of 2500					
x .1 feet	\$225 per feet of 2500					
x metres	\$210 per M ² of 240					
x 1,000m ²	\$125 1,000m ² 240					
x .1 feet	\$25 per feet of 240					

Item 1 Certified: Signed: _____ Grade: _____ Date: _____
 Item 1 Endorsed: Signed: [Signature] Grade: S.O Date: 22/3/91
 Items 2,3,4,5,6 & 7 Certified Signed: _____ Grade: _____ Date: _____
 Items 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

SS only

o.f.
②

Register Reference : 91A/0385

Date : 4th April 1991

Development : House.

LOCATION : 30 Forest Drive, Kingswood Heights.

Applicant : John, Mary Dowling.

App. Type : OUTLINE PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 19th March 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL
11 APR 1991
SAN SERVICES

DUBLIN Co. COUNCIL
SAN SERVICES
10 MAY 1991
Returned *EG*

Date received in sanitary services

FOUL SEWER

Available.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 14.4.91
Time

SURFACE WATER

Available.

W. Sullivan 6/5/91.

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

*J. Rice
8/5/91*

A.F. BBL

Register Reference : 91A/0385

Date : 4th April 1991

.....
ENDORSED _____

DATE _____

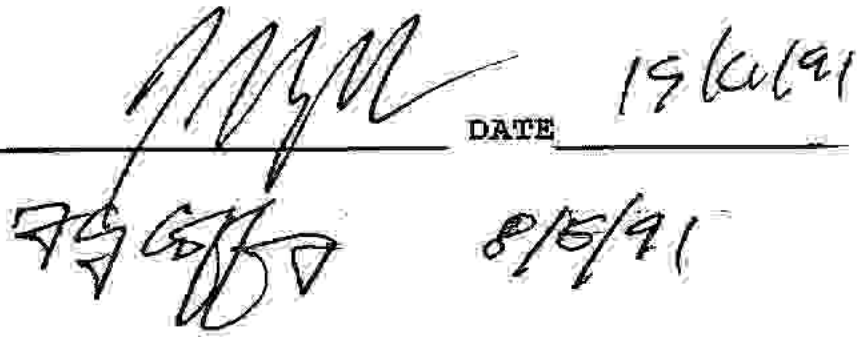
WATER SUPPLY

Available for zone in 24 hour storage
to be provided


16/4/91

.....
ENDORSED _____

DATE _____


বঙ্গবন্ধু 8/5/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline permission proposed for a house at 30 Forest Drive, Kingswood Heights for John & Mary Dowling.

Mary & John Dowling,
30 Forest Drive,
Kingswood Heights,
Dublin 24.

Reg. Ref.	91A/0385
App. Recd:	19.03.91
Floor Area:	105 sq.m.
Site Area:	
Zoning:	'A1'

Report of the Dublin Planning Officer, dated 15 May 1991

This is an application for **OUTLINE PERMISSION** for a house at 30 Forest Drive, Kingswood Heights, for John & Mary Dowling.

The area in which the site is located is zoned with the objective "to provide for new residential communities in accordance with approved action area plans".

A search of the Register indicates that an earlier planning permission was granted for an extension at this address (Reg. Ref. ZB.412, Order No. P/2693/84).

The site where the proposed house would be located is the rear garden of No. 30. There are numerous garden sheds in the garden at present and a 2 metre boundary wall.

The house would be two-storey, and the application form quotes a floor area of 105 sq.m. The drawing shows a floor area closer to 96 sq.m.

Even with the smaller floor area shown, it would not be possible to provide adequate space to the front or rear of the dwelling. The Development Plan requires:

- (a) rear garden space of 10.7 metres - 4.5 metres approx. are shown.
- (b) a minimum building line of 7.5 metres is required to accommodate car parking space within the curtilage of the site. The proposed development indicates 5 metres approx.

Given the restrictions of the limited site, a two-storey house would create overlooking, overshadowing, and would result in a reduction in the amenity of the development.

I recommend that a decision to **REFUSE PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (3) Reasons:-

1. The proposed development of a two-storey house, only 4.5 metres from its rear boundary, would result in overlooking, over-shadowing, and visual obtrusiveness. It would be seriously ⁱⁿ ~~injurious~~ ^{to the amenity of the adjacent} residential ~~development~~ ^{development}, and ^{as such, would be} ~~contrary~~ ^{to} the proper planning and development of the area.

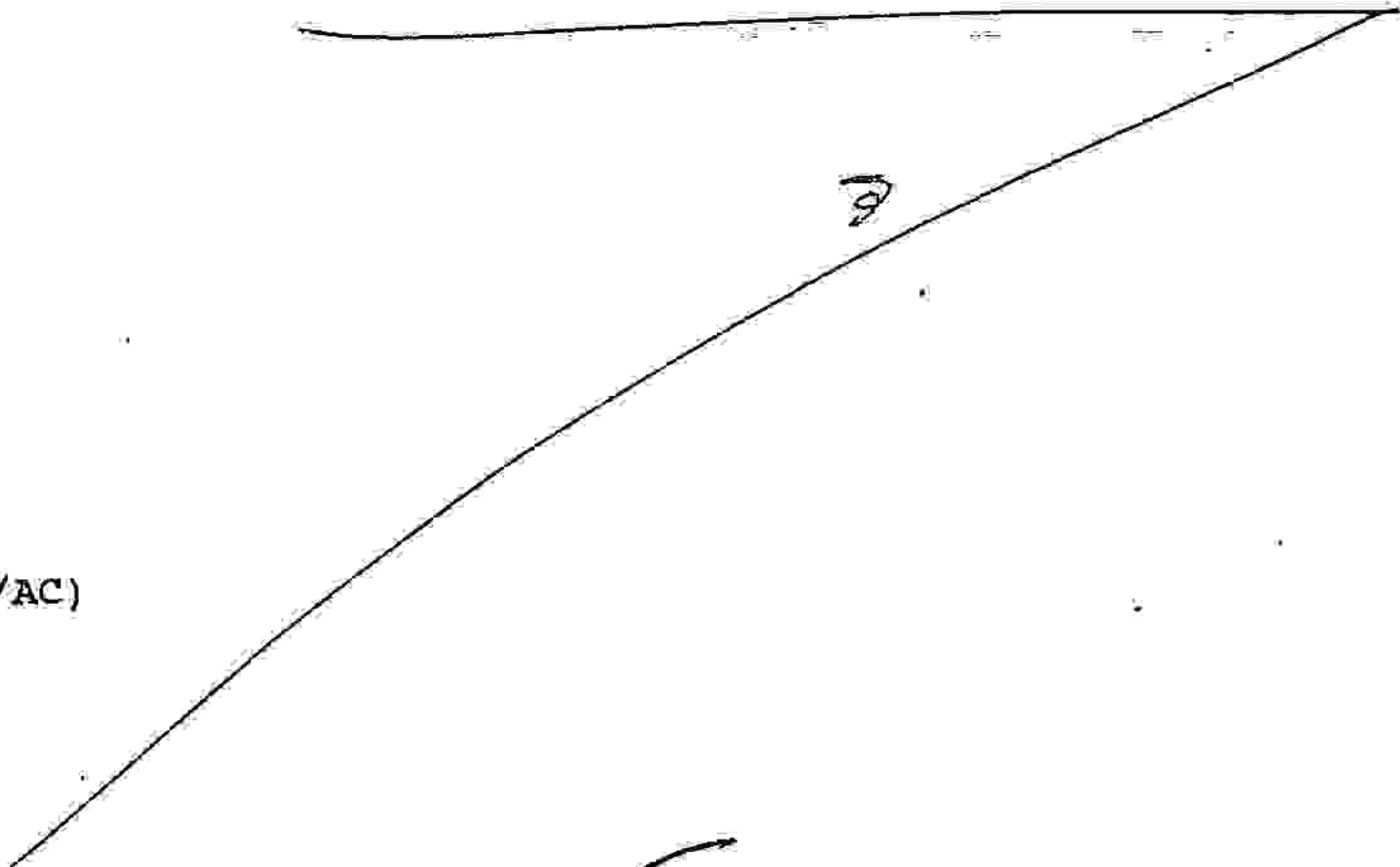
Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline permission proposed for a house at 30 Forest Drive, Kingswood Heights for John & Mary Dowling.

2. The proposed development does not comply with the County Development Plan standards of 10.7 metres ^{minimum} for rear gardens.
3. The proposed development does not comply with the minimum building line of 7.5 metres required to provide adequate car parking space within the curtilage of the site.



48. (GB/AC)

Endorsed:- [Signature]
for Principal Officer

Richard Connors J.P.
For Dublin Planning Officer
15.5.91

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE OUTLINE PERMISSION for the above proposal is hereby made by the Council for the (3) reasons set out above and OUTLINE PERMISSION is REFUSED accordingly.

Dated: 14 May, 1991.

K.O. Sullivan
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26 April, 1991.

MD



Bosca 174
P. O. Box 174
5 Rae Gardinar,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

D Drumgoole
SAO
Planning Department

Our Ref. PP 60
Your Ref.
Date 6/5/91

Re: House at Kingswood Heights, Clondalkin. Reg. Ref. 91A/0385

In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 to be provided towards the further development of public open space in Kingswood Estate.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 07/05/91
Time 9.30 AM

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~OUTLINE PERMISSION~~

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

To Mary & John Dowling, Register Reference No. 91A/0385
30 Forest Drive, Planning Control No.
Kingswood Heights, Application Received 19.03.91
Dublin 24. Additional Information Received
Applicant John & Mary Dowling.

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, P/ 16.05.91 dated 16.05.91 decided to refuse:

OUTLINE PERMISSION ~~OUTLINE PERMISSION~~

For house at 30 Forest Drive, Kingswood Heights.

for the following reasons:

1. The proposed development of a two-storey house, only 4.5 metres from its rear boundary, would result in overlooking, over-shadowing, and visual obtrusiveness. It would seriously injure amenities of property in the vicinity and as such would be contrary to the proper planning and development of the area.
2. The proposed development does not comply with the County Development Plan standards of 10.7 metres minimum for rear gardens.
3. The proposed development does not comply with the minimum building line of 7.5 metres required to provide adequate car parking space within the curtilage of the site.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date 16 May 1991

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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



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

Register Reference : 91A/0385

Date : 20th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : House.

LOCATION : 30 Forest Drive, Kingswood Heights.

APPLICANT : John, Mary Dowling.

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 19th March 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Mary & John Dowling,
30 Forest Drive,
Kingswood Heights,
Dublin 24.



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 30 FOREST DRIVE, KINGSWOOD HEIGHTS,
(If none, give description sufficient to identify) DUBLIN 22

3. Name of applicant (Principal not Agent) NIL
Address NIL Tel. No. NIL

4. Name and address of C. ADAMAN
person or firm responsible for preparation of drawings 16 VANESSA LAWS, CELBRIDGE Tel. No.

5. Name and address to which MARY & JOHN DOWLING
notifications should be sent 30 FOREST DRIVE, KINGSWOOD HEIGHTS, DUBLIN 24

6. Brief description of proposed development PROPOSED HOUSE

7. Method of drainage MAIN DRAINAGE 8. Source of Water Supply WATER MAINS

8. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used. /
(b) Proposed use of each floor /

RECEIPT
FEE PAID £24
DATE 17/3
N 34264

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 / Sq. m.
(b) Floor area of proposed development 105 m² Sq. m.
(c) Floor area of buildings proposed to be retained within site / Sq. m.

Er Herald 16/3/91

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.

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

15. List of documents enclosed with PLAIN 1:1000

DUBLIN 24 - Outline permission sought for house at 30 Forest Drive, Kingswood Heights, - John, Mary Dowling.

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

No of dwellings proposed (if any) 1 Class(es) of Development /

Fee Payable £ / Basis of Calculation /
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) John Dowling Date 19th MARCH 1991

Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/0385

Amount Received £ 21/4 1-4-0 19/3

Receipt No 21/4

Date /

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 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (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)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (Improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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

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

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

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N-34264

CHEQUE
M.O.
B.L.
L.T.

£ 24.00

Received this 19th day of March 1921

from J. M. Donohue
30 Forest Drive

the sum of twenty four Pounds

Pence being

plus as application of above

Michael J. Horan Cashier S. CAREY Principal Officer