

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0111



PARKS DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0111

Mr. Douglas Hyde,
Senior Planning Officer,
Planning Department.



Ref: 60
Date: 28/07/94

**Re: Area of land at Sylvan Avenue adjacent to
three newly built houses.**

no enclosure 1/6 2/8

Attached herewith please find copy of correspondence received from S. Daly, Kingswood Heights Residents Association and dated 8th June for your information and attention.

The Parks Department have examined the matter and found that the area in question is not our responsibility. I would be obliged if you could investigate the matter and reply directly to the Residents Association.

B. Phillips

B. Phillips,
Exec. Parks Superintendent.

*PLEASE SEND ON TO
DONAL MAE AN BHEATHA
(Donegal Area Roads Dept -
or Development Dept
responsible for this info?)
Please report.*

*DH
10 AUG 94*

ANN
*PLEASE ASK BRUCE
PHILLIPS IN PARKS
DEPT. FOR THE
ENCLOSURE
DH 4 AUGUST 94*



Mr. Douglas Hyde,
Senior Planning Officer,
Planning Department.

Ref: 60

Date: 28/07/94

**Re: Area of land at Sylvan Avenue adjacent to
three newly built houses.**

=====

Attached herewith please find copy of correspondence received from S. Daly, Kingswood Heights Residents Association and dated 8th June for your information and attention.

The Parks Department have examined the matter and found that the area in question is not our responsibility. I would be obliged if you could investigate the matter and reply directly to the Residents Association.

B. Phillips

B. Phillips,
Exec. Parks Superintendent.



KINGSWOOD HEIGHTS Residents Association

Rec 15/6/94
30.

Please reply to:

Mr. Bruce Philipps,
Parks Department,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.

25 Forest Lawns,
Ballymount,
Dublin 24.

8th June 1994.

Dear Mr. Philipps,

I am writing to enquire if you can help us regarding an undeveloped section of ground beside the newly built houses in Forest Close.

We are busy getting our area ready for the Tidy District Competition and would like to know who is responsible for this area which has never been developed properly.

We thank you for your continued help to our Association and await your comments regarding this matter.

Yours sincerely,

S. Daly
S. Daly.
Secretary K.H.R.A.

Replied

28/07/94

91A/2086

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 2086

| MEETING | COMMENTS | NOTED IN DEV. CONTROL | NOTED BY |
|---|---------------------------|--------------------------|----------|
| BELGARD H+P <u>28/1/92</u> <u> </u> | Noted by <u>Col Quinn</u> | | |
| | | | |

PLANNING APPLICATION FEES

Reg. Ref. 91A/2086 Cert. No. 27562

PROPOSAL..... 3 houses

LOCATION..... by Forest Close, Kingswood Heights, D24

APPLICANT..... Mandale Construction Ltd

| CLASS | DWELLINGS/AREA LENGTH/STRUCT. | RATE | AMT. OF FEE REQ. | AMOUNT LODGED | BALANCE DUE | BALANCE PAID |
|-------|-------------------------------|--|------------------|---------------|-------------|--------------|
| 1 | Dwellings | @£32 | <u>2/96</u> | <u>2/96</u> | | |
| 2 | Domestic | @£16 | | | | |
| 3 | Agriculture | @50p per m2 in excess of 300m2. Min. £40 | | | | |
| 4 | 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 Date 8/1/92

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

JH: $3 \times £750 = £2,250$
(water + sewer)

SOUTH DUBLIN AREA COMMITTEE

*Will write to
CCRS for
the area*

MEETING OF THE SOUTH DUBLIN PLANNING SUB COMMITTEE - 9/2/93

ITEM NO. 26

MOTION: Councillor D. Tipping

"That the Manager present a report on the recent planning permission granted for the construction of three houses at Forest Close, Kingswood and will he detail within his report the details of the conditions of the permission granted and state which of the conditions have been met, which are still outstanding and what action is being taken to ensure that all the said conditions are met."

24/31 21/5.

REPORT:

Application Reg. Ref. 91A/2086 was an application for planning permission for three detached 2-storey houses on a site at 64 Forrest Close, Kingswood Heights for Mondale Construction Ltd.

Permission was granted for this development in May 1992 subject to the following nine conditions:

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 24/03/1992 save as may be required by the other conditions attached hereto.
Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That all external finishes harmonise in colour and texture with the existing premises.
Reason: In the interest of visual amenity.
3. That each proposed house be used as a single dwelling unit.
Reason: To prevent unauthorised development.
4. The existing tree/hedge boundary at the rear of houses A and B shall be retained and adequately protected throughout the development by the erection of protective fencing.
Reason: In the interest of the proper planning and development of the area.
5. 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.

contd/....

6. That a financial contribution in the sum of £1,000 per house be paid by the developer to Dublin County Council towards the further development of public open space in the Kingswood Estate, prior to the commencement of development.
Reason: In the interest of the proper planning and development of the area.
7. Applicant to seek a wayleave from the County Council, Parks Department concerning the route of the foul sewer on the existing open space to the frontage of the site.
Reason: In the interest of the proper planning and development of the area.
8. That a financial contribution in the sum of £2250.00 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 facilitates 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.
9. Applicant to satisfy himself that the land stated to be the site for development is entirely within his ownership, and that no part of any other land, or public road, shall be included.
Reason: In the interest of the proper planning and development of the area.

The three houses have been constructed and completed but are not yet occupied. The external finish of the houses is as shown on the approved drawings. The existing hedge boundary has been retained. Revised drainage and water supply details were submitted to the Building Control Section and these services have been diverted and laid in the area to the west of the site. This area has been covered with topsoil. The Building Control Section is monitoring the engineering works on site. All financial contributions have been paid as conditioned in the permission. The applicant has claimed ownership of the lands fronting the site.

From the information available to the Council it would appear that the development has been carried out generally in accordance with the permission granted. However, it is the primary responsibility of the developer to ensure that a development is carried out in accordance with the permission granted.

Information was sought before permission
Date of grant: 21 May '92
15 July '92

What went on? Who owns land at the back

Was there prev. permission

Geralda Boothman only

2

Register Reference : 91A/2086

Date : 17th January 1992

Development : 3 detached 2-storey houses

LOCATION : 64 Forrest Close, Kingswood Heights.

Applicant : Mondale Construction Ltd.,

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 24th December 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 09.03.92
Time 6.00

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
27 JAN 1992
SAN SERVICES

.....
FOR PRINCIPAL OFFICER.

Date received in Sanitary Services

FOUL SEWER

Insufficient Information

The applicant has not indicated foul sewer drainage. There are no public sewers within the immediate location of the site and the applicant would be reliant on private drains owned by others. The applicant would have to indicate finished floor levels and access to private drains, including

SURFACE WATER perimeter drains, sewer levels, ground levels and pipe diameters.

Note The applicant has incorrectly indicated the sewer to be diverted as a foul sewer. This is a 600 mm diameter sewer (Surface Water) and must be directed by Engineering Services at the applicant's expense. Small connections to trunk sewers are back

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

practice and there must be one connection at a manhole.

Filed.

[Signature]
22/2/92

[Signature]
27/2/92

AS



Bosca 174
P. O. Box 174
46/49 Sraid O'Connell Uacht,
46/49 Upper O'Connell Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01) 727434

Mr. A. Smith,
Principal Officer,
Planning Department.

Our Ref. KT/RMCG

Your Ref. _____

Date 11th September, 1992.


Re: Planning Application Reference 91A/2086 - Kingswood Heights


The water report on this application recommended rejection because the site could not be located on the basis of the maps and drawings supplied.

Permission was granted.

It now transpires that there is an 8" distribution watermain going through the site and possibly under the foundation of one of the houses. This serves a wide area. It will cost about £8,000 to divert, and there will be some loss of pressure due to new levels in the pipeline to the area that is fed from this main.

It is important that planning applications receive due consideration by the Council. To this end necessary maps and drawings should be furnished with the application. Please advise on what measures should be taken to avoid similar type problems with future applications.

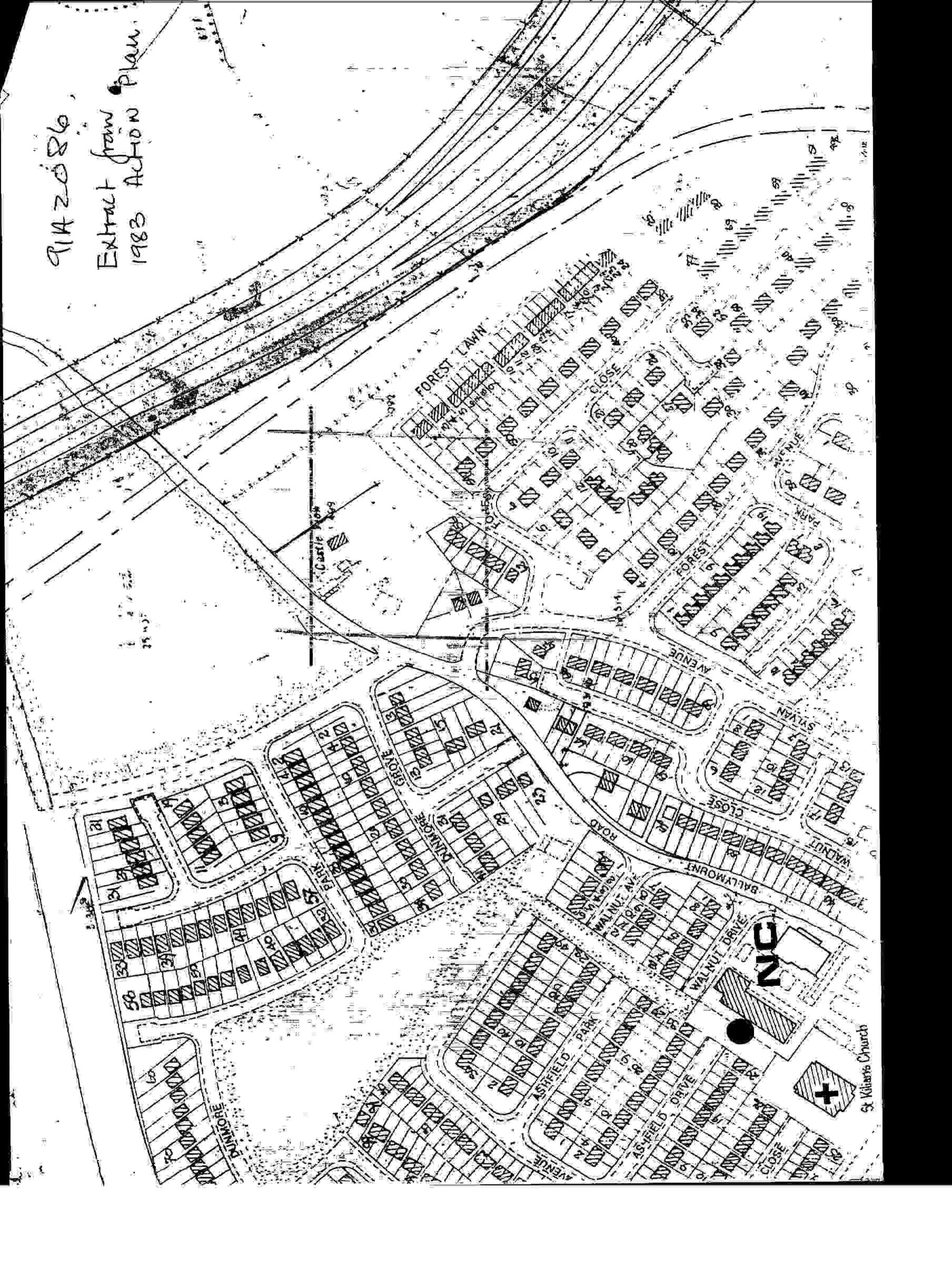

Kevin Terry,
Senior Engineer.

Endorsed: 
P. Hennigan,
Deputy Chief Engineer.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
- 15 SEP 1992
RECEIVED

91A2086

Extract from
1983 Action Plan



FOREST LAWN

Castle Row

AVENUE

SYDNEY

GEORGE

SUNNORE

ROAD

BALLYMOUNT

WALNUT

CNC

ASHFIELD PARK

WALNUT DRIVE

SUNNORE

ASHFIELD DRIVE

St Kilian's Church

Register Reference : 91A/2086

Date : 17th January 1992

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 09.03.92
 4.00

ENDORSED _____

DATE _____

WATER SUPPLY..... *Rejected - Cannot locate site.*
1:2500 O.S. sheet location map required.

L. J. Spai
3/3/92

J. H. [unclear]
3/3/92

ENDORSED _____

[Handwritten signature]

DATE _____

2/3/92

P/2322/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

| | |
|----------------------|-------------|
| CONTRIBUTION: | |
| Standard: | 2,250 |
| Roads: | (3 x 750) |
| S. Sers: | |
| Open Space: | 3,000 |
| Other: | (1,000 x 3) |
| SECURITY: | |
| Bond/C.I.F.: | |
| Cash: | |

| SOUTH COUNTY |

Register Reference : 91A/2086

Date Received : 24th March 1992

Correspondence : W. McMullen,
Name and : 54 Hazelwood,
Address : Shankill,
Co. Dublin.

Development : 3 detached 2-storey houses

Location : 64 Forrest Close, Kingswood Heights.

Applicant : Mondale Construction Ltd.,

App. Type : Permission

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

Floor Area : < 300sq.metres

4B (GB/DK)

Report of the Dublin Planning officer dated 19th May, 1992.

This is an application for PERMISSION for 3 detached two storey houses beside existing housing at the junction with Ballymount Road. The site is zoned 'A1' in the 1983 County Development Plan.

The site outlined in red includes an area of existing road beside the adjacent dwelling (no. 64). While the applicants legal interest is stated as freehold, in order to investigate the matter more fully,

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. Applicant is requested to submit evidence of his ownership of the entire site outlined in red. The particulars submitted should also include details of any restrictions on title including rights of way, wayleaves, road reservation and any other commitments which affect the site.
2. This is a visually prominent site and the proposed side elevations would be particularly open to public view. Applicant is requested to submit revised side elevations incorporating attractive features such as windows, brick banding, etc., which would improve the appearance of these houses.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2086

Page No: 0002

Location: 64 Forrest Close, Kingswood Heights.

With regard to point 1 above, applicant has submitted a letter from Kenny Boyd & Co., solicitors, who state that the applicant, Mr. Monaghan, on behalf of Mondale Construction, and whose address is given as 64, Forest Close, has contracted to purchase the site, the lands being portion of lands described in Folio No. 1380F Co. Dublin. No map has been submitted.

With regard to point 2 above, a revised elevation has been submitted indicating brick banding and chimney. This proposal would be acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following () 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, as amended by additional information received on 24.03.1992 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 all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.
- 03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 The existing tree/hedge boundary of the rear of houses A and B shall be retained and adequately protected throughout the development by the erection of protective fencing.
04 REASON: In the interest of the proper planning and development of the area.
- 05 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2086

Page No: 0003

Location: 64 Forrest Close, Kingswood Heights.

06 That a financial contribution in the sum of £1,000 per house be paid by the developer to Dublin County Council towards the further development of public open space in the Kingswood Estate, prior to the commencement of development.

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

07 Applicant to seek a wayleave from the County Council, Parks Department concerning the route of the foul sewer on the existing open space to the frontage of the site.

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

08 That a financial contribution in the sum of £ 2250 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.

09 Applicant to satisfy himself that the land stated to be the site for development is entirely within his ownership, and that no part of any other land, or public road, shall be included.

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

Note: The applicant's attention is drawn to Section 26 (1) of the Local Government (Planning and Development) Act 1963 which provides as follows:
"A person shall not be entitled by reason of a permission or approval under this section to carry out any development"

East

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2086

Page No: 0004

Location: 64 Forrest Close, Kingswood Heights.

Richard Cremiva SEP
.....
for Dublin Planning Officer
21/5/92

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

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated : 21st MAY, 1992.

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10th February 1992

P/777/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2086

Date Received : 24th December 1991

Correspondence : W. McMullen,
Name and Address : 54 Hazelwood,
Shankill,
Co. Dublin.

Development : 3 detached 2-storey houses

Location : 64 Forrest Close, Kingswood Heights.

Applicant : Mondale Construction Ltd.,

App. Type : Permission

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

Floor Area : 310 Sq.metres

(RO'D/DK)

Report of the Dublin Planning Officer dated 19th February, 1992.

This is an application for PERMISSION for 3 detached two storey houses beside existing housing at the junction with Ballymount Road. The site is zoned 'A1' in the 1983 County Development Plan.

The site outlined in red includes an area of existing road beside the adjacent dwelling (no. 64). While the applicants legal interest is stated as freehold, in order to investigate the matter more fully,

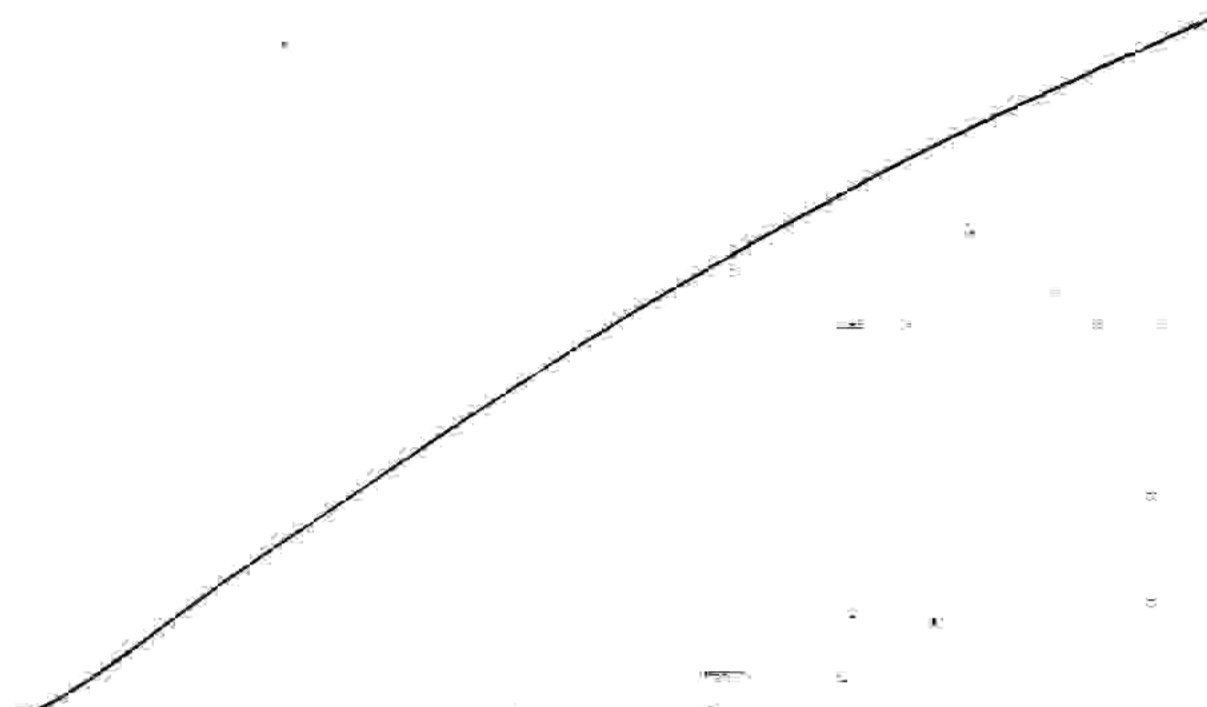
I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

01 Applicant is requested to submit evidence of his ownership of the entire site outlined in red. The particulars submitted should also include details of any restrictions on title including rights of way, wayleaves, road reservation and any other commitments which affect the site.

2. This is a visually prominent site and the proposed side elevations would be particularly open to public view. Applicant is requested to submit revised side elevations E.C. incorporating attractive features such as windows, brick bonding etc. which would improve the appearance of these houses.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders



Richard Crampton SEP
.....
for Dublin Planning Officer *19/2/92*

Endorsed: *[Signature]*
.....
for Principal officer

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

Dated : *20th* FEBRUARY 1992
.....

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *10th February* 1992

Gerardine Boothman

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *18.02.92*
Time *11.00*



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

Mr. A. Smith,
Principal Officer,
Planning Department.

Our Ref. P.P. 60

Your Ref.

Date 14.02.1992

RE: Housing at Kingswood Heights. Reg. Ref. 91A/2086.

With reference to this application, the Parks Department's comments are:

1. According to the lodged drawings with this application, no public open space has been provided as per the 1983 County Development Plan, and it will be necessary for the applicant to make a financial contribution of £1,000 per site, towards the further development of public open space in Kingswood Estate.
2. According to the lodged drawings, a number of manholes and a new foul sewer are shown connecting across the existing public open space to the frontage of the site. There have been no discussions between the applicant and the Parks Department concerning the route of the foul sewer, and it will be necessary for a wayleave to be sought from the Parks Department in relation to the pipeline.
3. The existing hedge along the rear garden boundary of Houses A and B should be protected and maintained in good condition by the erection of protective fencing, prior to the commencement of any construction works on the site.

SENIOR PARKS SUPERINTENDENT

DUBLIN COUNTY COUNCIL

REG. REF: 91a/2086
DEVELOPMENT: 3 houses
LOCATION: Kingswood Heights
APPLICANT: Mondale Construction Ltd.
DATE LODGED: 24/12/91

The proposal is for three houses beside existing housing at the junction with Ballymount Road.

The provision of three houses at this location near a junction and on a bend in the road is considered to be too dense a development. It would lead to on street parking in a confined area at a bend and would thereby endanger public safety by reason of traffic hazard. Also to be considered are u turning movements at the bend.

The site outlined in red includes an area ^{of} ~~at~~ existing road beside no. 64. It would appear that it was originally intended to form a cross roads at Ballymount Road but there was subsequently a realignment to a junction stagger.

If permission is being considered on this site additional information will be necessary as follows:

1. Applicant to show evidence of his ownership of the entire site outlined in red.
2. The applicant to show a revised layout with the number of houses reduced to one or two.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 04.02.92
Time 12.45

GC/AW
30/1/92

SIGNED: Garrett Ann
DATE: 31/1/92

ENDORSED: 4RB
DATE: 3/2/92

PG

to be collected



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

W. McMullen,
54 Hazelwood,
Shankill,
Co. Dublin.

91A/2086

21 May 1992

RE: 3 detached 2-storey houses at 64 Forrest Close, Kingswood Heights, for Mondale Construction Ltd.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 21 May 1992, in connection with the above.

Signed:

On behalf of:

(Name)

W - McMullen

(Address)

54, Hazelwood
shankill

I hereby certify that the above Notification, dated 21 May 1992, was handed by me to the above signed today.

SIGNED:

D. Kealy

DATED:

22-05-1992



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 2322 /92 Date of Decision : 21st May 1992
Register Reference : 91A/2086 Date Received : 24th March 1992
Applicant : Mondale Construction Ltd.,
Development : 3 detached 2-storey houses
Location : 64 Forrest Close, Kingswood Heights.
Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 200292//240392

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.

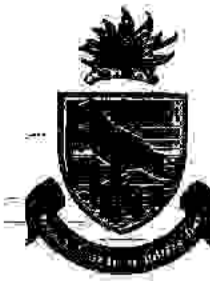
NUMBER OF CONDITIONS:- 9.....ATTACHED.

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

Date: 21/5/92

W. McMullen,
54 Hazelwood,
Shankill,
Co. Dublin.

Reg.Ref. 91A/2086
Decision Order No. P/ 2322 /92
Page No: 0002



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

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, as amended by additional information received on 24.03.1992 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 all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

03 That each proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 The existing tree/hedge boundary at the rear of houses A and B shall be retained and adequately protected throughout the development by the erection of protective fencing.

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

05 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.

06 That a financial contribution in the sum of £1,000 per house be paid by the developer to Dublin County Council towards the further development of public open space in the Kingswood Estate, prior to the commencement of development.

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

07 Applicant to seek a wayleave from the County Council, Parks Department concerning the route of the foul sewer on the existing open space to the frontage of the site.

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

08 That a financial contribution in the sum of £2250.00 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



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

Reg. Ref. 91A/2086
Decision Order No. P/ 2322 /92
Page No: 0003

facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

09 Applicant to satisfy himself that the land stated to be the site for development is entirely within his ownership, and that no part of any other land, or public road, shall be included.

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

NOTE: The applicants attention is drawn to section 26(ii) of the Local Government (Planning and Development) Act, 1963 which provides as follows:

"A person shall not be entitled by reason of a permission or approval under this section to carry out any development."

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



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

Register Reference : 91A/2086

Date : 25th March 1992

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

Dear Sir/Madam,

DEVELOPMENT : 3 detached 2-storey houses
LOCATION : 64 Forrest Close, Kingswood Heights.
APPLICANT : Mondale Construction Ltd.,
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 24th March 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

W. McMullen,
54 Hazelwood,
Shankill,
Co. Dublin.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.,
BLOCK 2
IRISH LIFE CENTRE
LR. ABBEY ST.,
DUBLIN 1.

54 HAZELWOOD,
SHANKILL,
CO. DUBLIN.

ADDITIONAL INFORMATION

REG. REF. 91A/2086.

DEAR SIR,

PLEASE FIND ENCLOSED 4 COPIES OF LETTER STATING EVIDENCE OF OWNERSHIP OF THE ENTIRE SITE AND ALTERATIONS TO THE SIDE ELEVATION AS REQUESTED.

FOLLOWING DISCUSSIONS WITH MR. BARRY MORRIS, SANITARY SERVICES DEPT., I SUBMITTED A REVISED DRAINAGE LAYOUT AND GRANTING YOU AN EXTENSION OF TIME, I DID NOT GET A RECEIPT OF THIS. PERHAPS YOU COULD ADVISE ME AS TO WHETHER YOU RECEIVED THE DOCUMENTS.

YOURS FAITHFULLY,



WILLIAM McMULLEN

91A/2086

2.4.0

A.1



Confirmation by
appointment only

Hours of Business: 9.30 - 1.00
2.15 - 5.30

**KENNY BOYD & COMPANY
SOLICITORS**

Commissioner for Oaths

Ian Kenny Boyd
Solicitor

104 Morehampton Road, Dublin 4.

Telephone: 689655/689165
608818/608165
Fax: 689165

Our Ref:

IKB/DL/AD

Your Ref:

Date:

25/2/92

Ms. Geraldine Bootman,
Dublin County Council,
Planning Department,
Irish Life Centre,
Abbey Street,
Dublin 1.

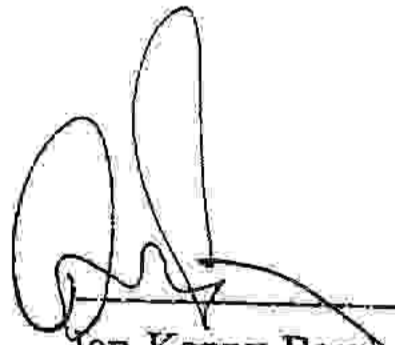
RE: Planning Ref. 91A/2086
Applicant: Mondale Construction Limited

Dear Madam,

This is to state that Mr. James Monaghan of 64 Forest Close, Kingswood, Clondalkin, County Dublin has contracted to purchase on behalf of Mondale Construction Limited part of the lands of Kilmanagh being portion of lands described in Folio No. 1380F County Dublin.

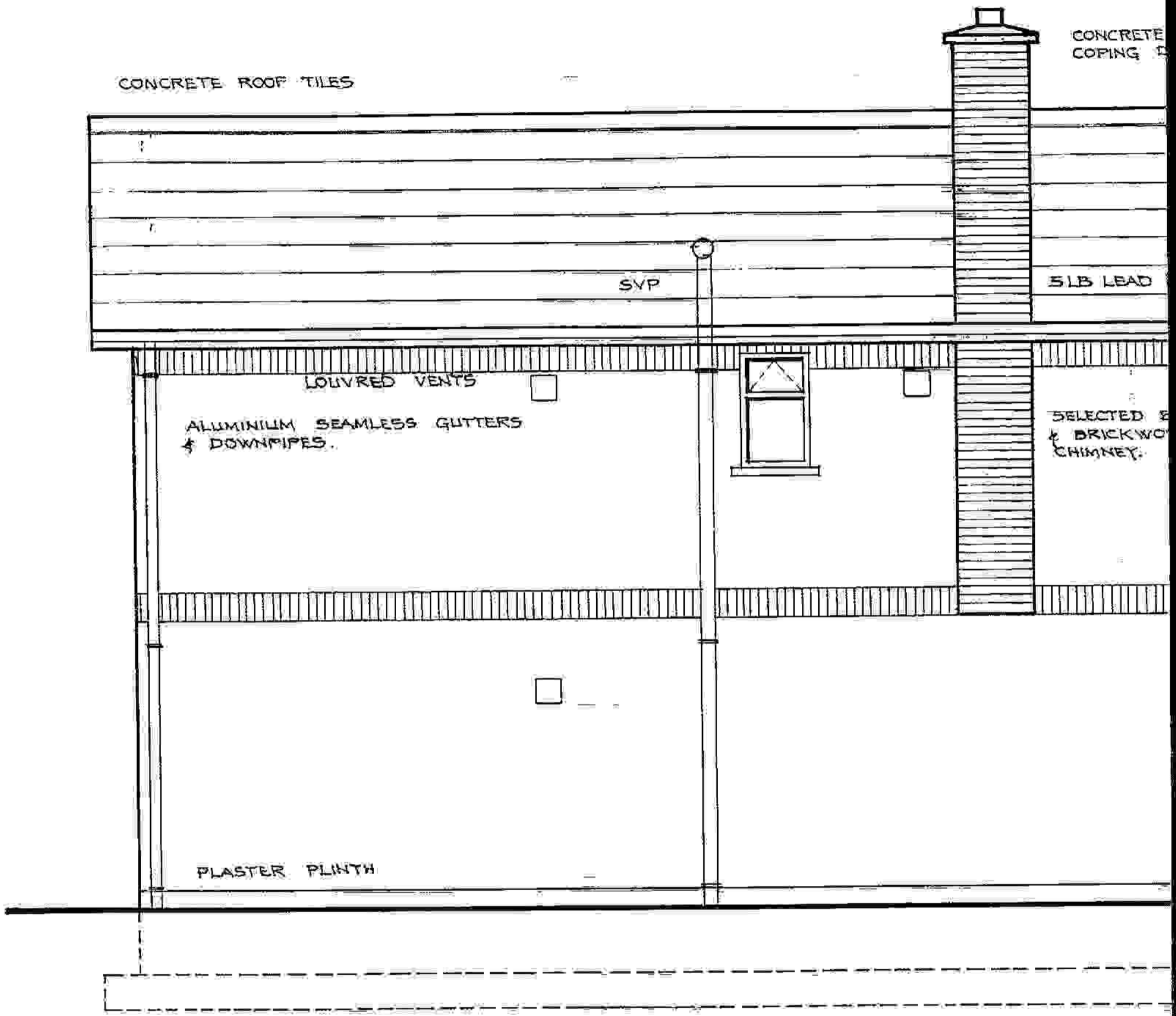
A deposit of 10% of the Purchase Price has been paid and the sale is expected to be completed in the near future.

Yours faithfully,



Ian Kenny Boyd
PP. KENNY BOYD & COMPANY
SOLICITORS

| |
|---|
| DUBLIN COUNTY COUNCIL Planning Dept. Registry Section APPLICATION RECEIVED 24 MAR 1992 REG No. 91A/2086 |
|---|



CONCRETE ROOF TILES

CONCRETE
COPING

SVP

5 LB LEAD

LOUVERED VENTS

ALUMINIUM SEAMLESS GUTTERS
& DOWNPIPES.

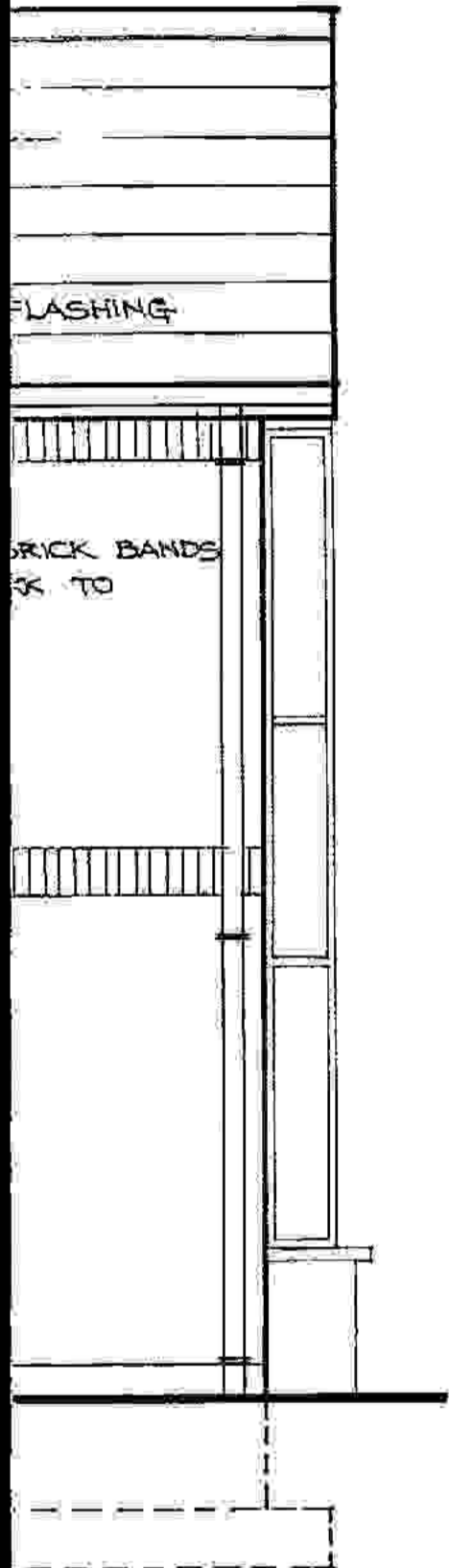
SELECTED &
BRICKWORK
CHIMNEY.

PLASTER PLINTH

SIDE ELEVATION.

NOTES

FLASHING &
PC UNDER.



DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 24 MAR 1992
 REG No. 91A/2086

REV. 'A' BRICK BANDS & BRICKWORK
 TO CHIMNEY.

W. McMULLEN RIAI (tech). MBIAT.
 54 HAZELWOOD
 SHANKILL
 CO. DUBLIN.

PROPOSED HOUSES AT
 64 FOREST CLOSE,
 KINGSWOOD HEIGHTS, D24.

SIDE ELEVATION.

| | |
|--------------------------|------------|
| Scale 1:50 | Dwg No |
| Date DEC. '91 | 91-M-05 A. |
| Drawn <i>[Signature]</i> | |

JDH.12420



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

Decision Order Number : P/ 0777 /92 Date of Decision : 20th February 1992

Register Reference : 91A/2086 Date Received : 24th December 1991

Applicant : Mondale Construction Ltd.,

Development : 3 detached 2-storey houses

Location : 64 Forrest Close, Kingswood Heights.

Dear Sir/Madam,

With reference to your planning application, received here on 24.12.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 Applicant is requested to submit evidence of his ownership of the entire site outlined in red. The particulars submitted should also include details of any restrictions on title including rights of way, wayleaves, road reservation and any other commitments which affect the site.
- 02 This is a visually prominent site and the proposed side elevations would be particularly open to public view. Applicant is requested to submit revised side elevations incorporating attractive features such as windows, brick banding etc., which would improve the appearance of these houses.

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

Yours faithfully,

PRINCIPAL OFFICER

Date : 20/2/92

W. McMullen,
54 Hazelwood,
Shankill,
Co. Dublin.

unsolicited A.I

DUBLIN COUNTY COUNCIL
PLANNING DEPT,
IRISH LIFE CENTRE
LR. ABBEY STREET
DUBLIN 1.

W. McMULLEN RIAI (Leak)
MBIAT.
54 HAZELWOOD,
SHANKILL,
CO. DUBLIN

RE: REQ. REF 91A/2086

3 DETACHED 2 STOREY HOUSES AT
64 FORREST CLOSE, KINGWOOD HEIGHTS, DUBLIN 24.

DEAR MS. BOOTHMAN,

FOLLOWING DISCUSSIONS WITH MR. BARRY MORRIS,
SANITARY SERVICES, I WISH TO SUBMIT A SITE PLAN INDICATING
DRAINAGE REVISIONS,

I ALSO WANT TO GRANT YOU A FOUR WEEK
EXTENSION OF TIME TO CONSIDER THE APPLICATION.

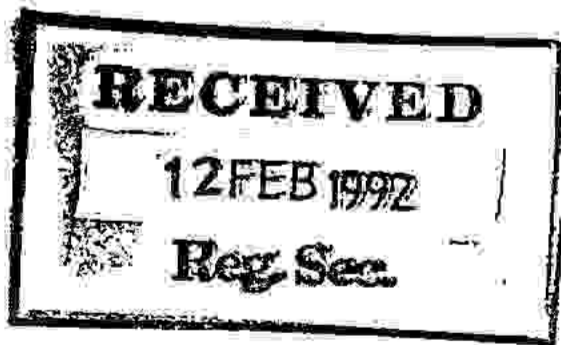
YOURS FAITHFULLY,

S. William McMullen
S. WILLIAM McMULLEN
RIAI (Leak) MBIAT.

91A/2086

1.4.0

Wend A.I.



Dominic
20/2.

unsolicited A.I.

DUBLIN COUNTY COUNCIL
PLANNING DEPT,
IRISH LIFE CENTRE
LR. ABBEY STREET
DUBLIN 1.

W. McMullen RIAI (Tech)
MBIAT.
54 HAZELWOOD,
SHANKILL,
CO. DUBLIN.

RE: REQ. REF 91A/2086
3 DETACHED 2 STOREY HOUSES AT
64 FORREST CLOSE, KINGWOOD HEIGHTS, DUBLIN 24.

DEAR MS. BOOTHMAN,

FOLLOWING DISCUSSIONS WITH MR. BARRY MORRIS,
SANITARY SERVICES, I WISH TO SUBMIT A SITE PLAN INDICATING
DRAINAGE REVISIONS.

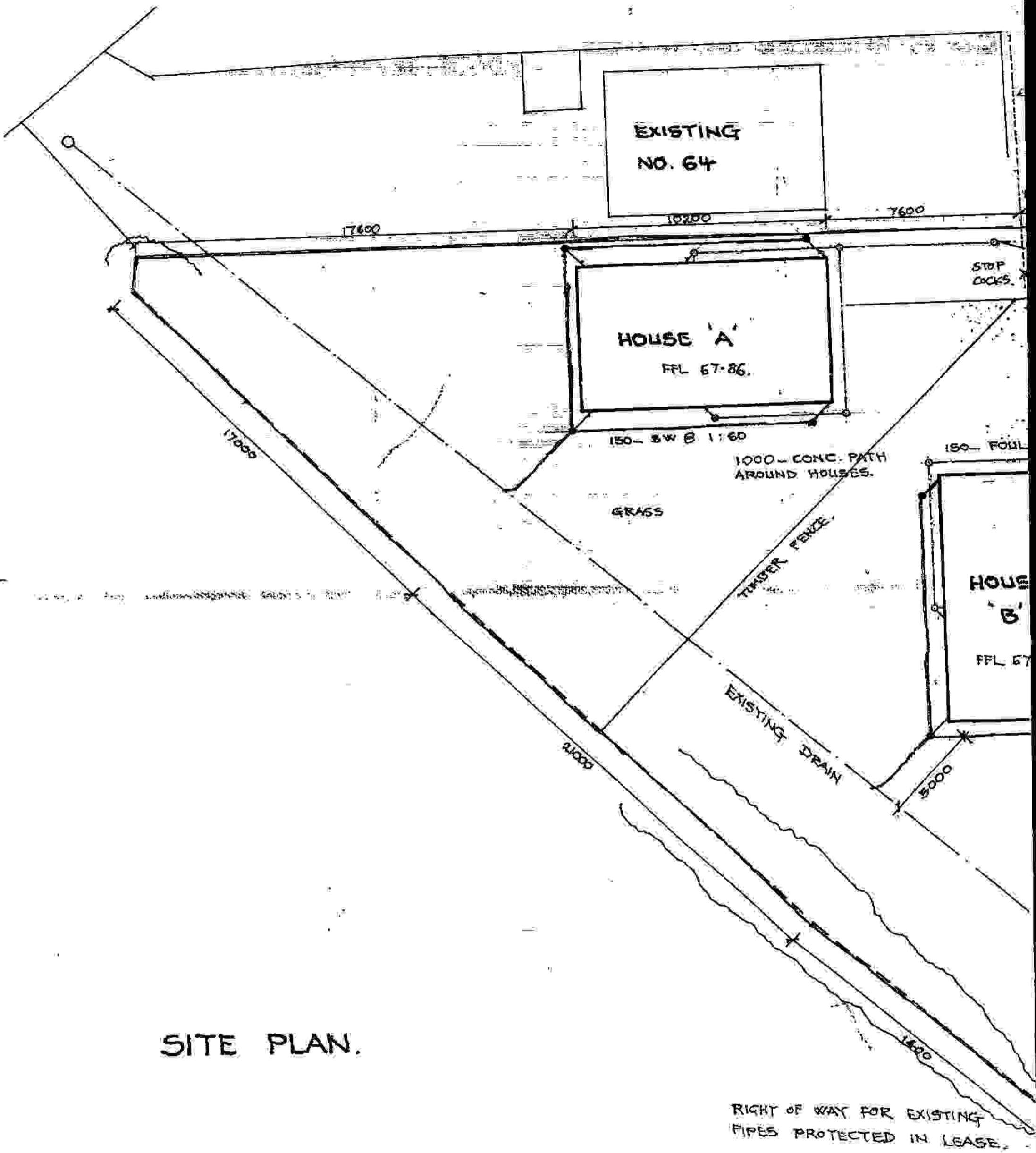
I ALSO WANT TO GRANT YOU A FOUR WEEK
EXTENSION OF TIME TO CONSIDER THE APPLICATION.

YOURS FAITHFULLY,
S. William McMullen
S. WILLIAM McMULLEN
RIAI (Tech) MBIAT.

91A/2086
1.4.0
Wm A.I.



copy given to R. J. Donnell
12/1



SITE PLAN.

RIGHT OF WAY FOR EXISTING PIPES PROTECTED IN LEASE.

NOTES

WATER SUPPLY FROM EXISTING MAINS

TO EXISTING FOLL DRAINAGE.

EXISTING 225-Ø S/W

EXISTING 600 S/W SEWER DIVERTED

NEW MH. GL. 67.75

REMOVE EXISTING 225-Ø PIPE & LAY NEW 600-Ø S/W PIPE

CONCRETE DRIVE

PUBLIC OPEN SPACE

HOUSE

F.F.L. 67.86

NEW MH.

BALLYMOUNT ROAD.

REV 'A' ALTERATIONS TO DRAINAGE.

W. McMULLEN RIAI (td) MBIAT.
54 HAZELWOOD
SHANKILL
CO. DUBLIN.

PROPOSED HOUSES AT
64 FOREST CLOSE,
KINGSWOOD HEIGHTS, D24.

SITE PLAN.

Scale 1:200

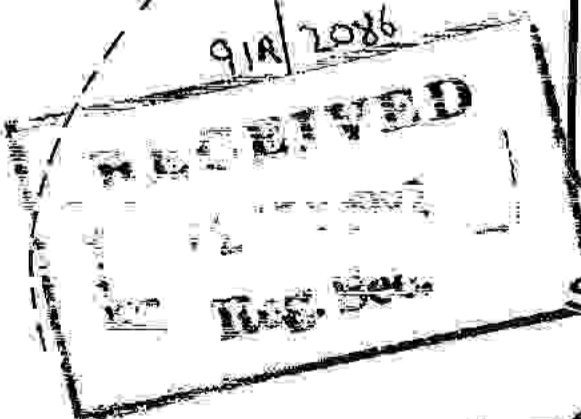
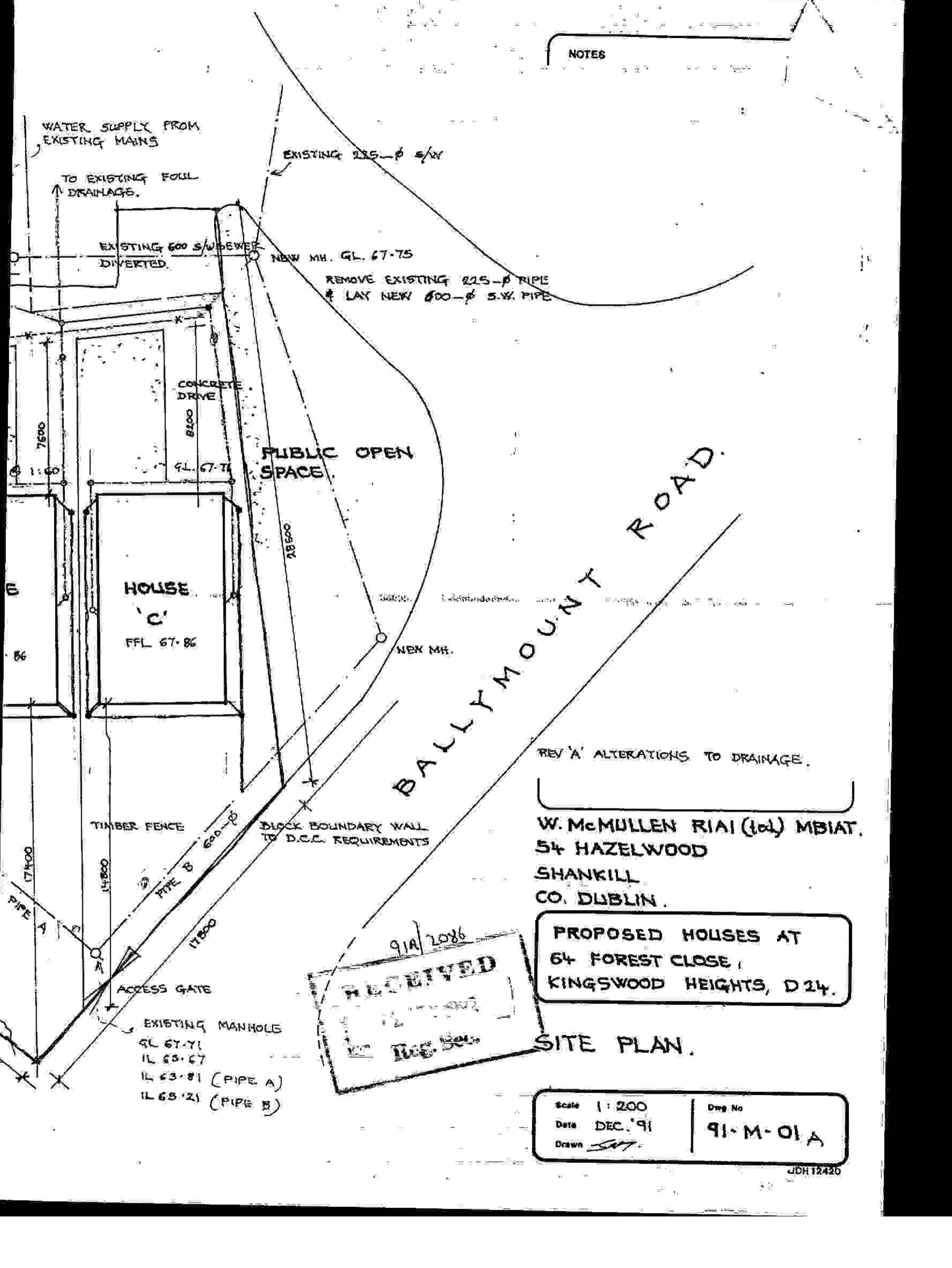
Date DEC. '91

Drawn *SWT*

Dwg No

91-M-01A

JDH12420



EXISTING MANHOLE
GL 67.71
IL 63.67
IL 63.81 (PIPE A)
IL 63.21 (PIPE B)

TIMBER FENCE

BLOCK BOUNDARY WALL TO D.C.C. REQUIREMENTS

ACCESS GATE

17400
14800
11800

7600
8100
GL. 67.74

1:60

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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/2086

Date : 3rd January 1992

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

Dear Sir/Madam,

DEVELOPMENT : 3 detached 2-storey houses
LOCATION : 64 Forrest Close, Kingswood Heights.
APPLICANT : Mondale Construction Ltd.,
APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 24th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

W. McMullen,
54 Hazelwood,
Shankill,
Co. Dublin.



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 64 FOREST CLOSE, KINGSWOOD HEIGHTS, DUBLIN 24
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent)..... MONDALE CONSTRUCTION LTD.
Address..... 183 CLONKEEN CRES., DUN LAOGHAIRE..... Tel. No.....

4. Name and address of W. McMullen RIAI (Arch) MBIAI, MIAT. AMIAS. AMAS
person or firm responsible
for preparation of drawings 54 HAZELWOOD, SHANKILL, CO. DUBLIN..... Tel. No. 2823209

5. Name and address to which AS NO. 4 ABOVE
notifications should be sent

6. Brief description of
proposed development 3 NO. TWO STOREY DETACHED HOUSES

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

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

(b) Proposed use of each floor N/A

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

(a) Area of Site 1016

(b) Floor area of proposed development 3 X 103.68

(c) Floor area of buildings proposed to be retained within site N/A

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:
TAKEN FULLY INTO ACCOUNT

15. List of documents enclosed with 4 COPIES EACH OF DRG NO 91-M-01, 02, 03, 04, 05, 06
application. OUTLINE SPECIFICATION, PLANNING ADVERT, SITE

DUBLIN 24 Planning permission is sought for 3 detached 2 storey houses at 64, Forrest Close, Kingswood Heights for Mondale Construction Ltd.

..... LOCATION MAP, PLANNING FEE

16. Gross floor space or proposed development (See back) 3 X 103.68..... Sq. m.

No of dwellings proposed (if any) 3..... Class(es) of Development NO. 1

Fee Payable £ 96.00..... Basis of Calculation 3 X 32.00

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature]..... Date 20/12/91

Application Type P

Register Reference 91A/2086

Amount Received £.....

Receipt No.....

Date.....

FOR OFFICE USE ONLY

24/12/91

1.28.0

RECEIVED

24 DEC 1991

Reg. Sec.

196 24/12
NS4261

Irish
has
21/12/91

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 16.

| PLANNING APPLICATIONS | | | BUILDING BYE-LAW APPLICATIONS | | |
|-----------------------|---|--|-------------------------------|--|---|
| CLASS NO. | DESCRIPTION | FEE | CLASS NO. | DESCRIPTION | FEE |
| 1. | Provision of dwelling — House/Flat. | £32.00 each | A | Dwelling (House/Flat) | £55.00 each |
| 2. | Domestic extensions/other improvements. | £16.00 | B | Domestic Extension (improvement/alteration) | £30.00 each |
| 3. | Provision of agricultural buildings (See Regs.) | £40.00 minimum | C | Building — Office/Commercial Purposes | £3.50 per m ² (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 ² 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 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) | | | |

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 ÁTHA CLIATH

RECEIPT CODE

PAID BY
CASH
CHEQUE
M.O.
B.L.
I.T.

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 54261

€ 96.00

Received this

24

day of

Dec

19 97

from

Mandale Constructors Ltd
183 Clontarf Crescent
Dublin 12

the sum of

Ninety Six

Pounds

Pence, being

90 pence

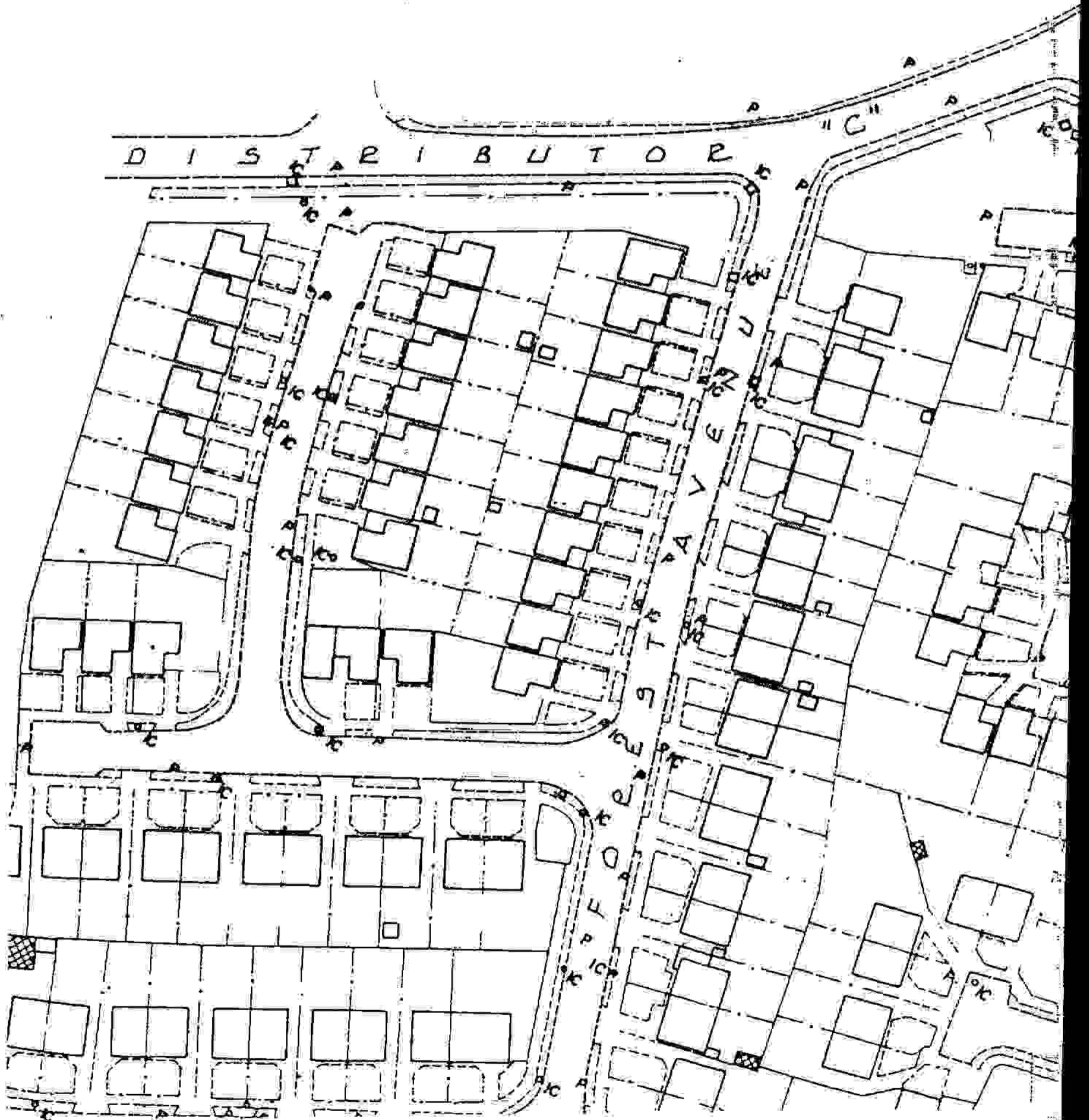
being allocated at 64 Forest Close
Kingswood Heights
Dublin 12

Cashier

S. CAREY
Principal Officer

SITE LOCATION MAP

64 FOREST CLOSE
KINGSWOOD HEIGHTS
DUBLIN 24.



DUBLIN COUNTY COUNCIL
Planning Dept: Registry Section
APPLICATION RECEIVED
24 DEC 1991
REG No. 91A/2086

BALLYMOUNT RD.

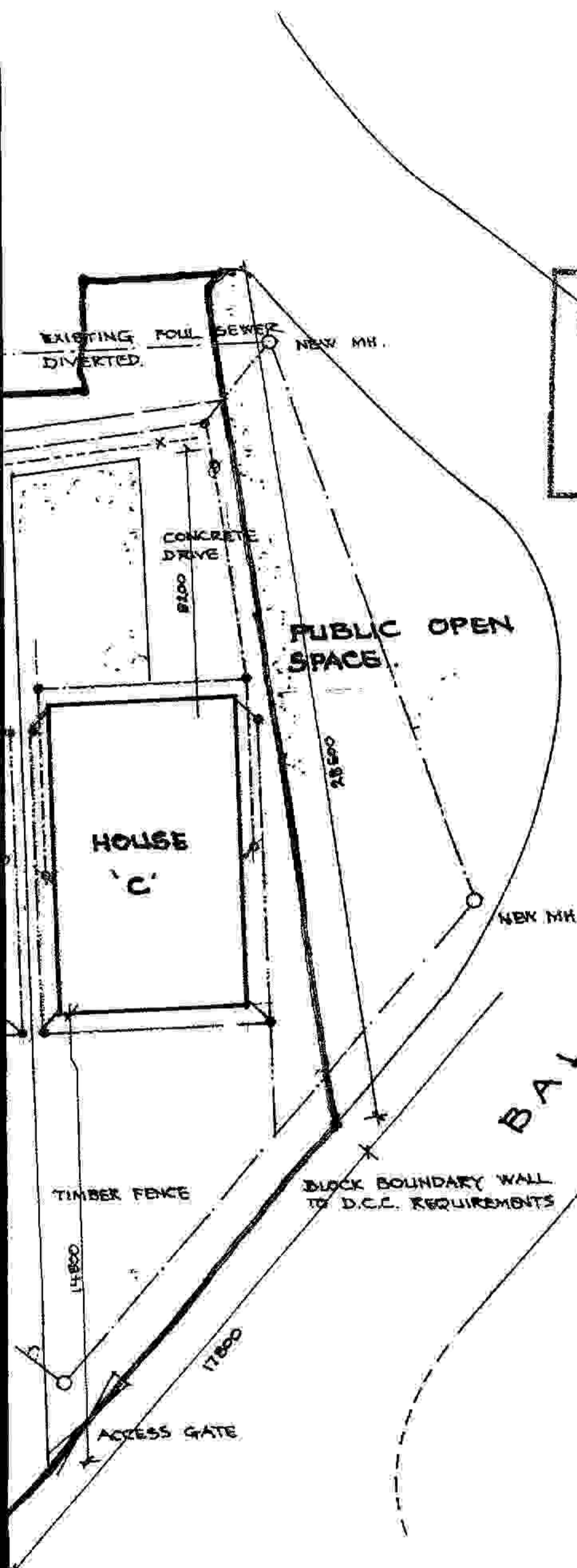
new layout
ASH
can key be kept
balcony

EXIST. WATER MAIN

EXIST. FOUL SEWER

RAPID TRANSIT ROUTE





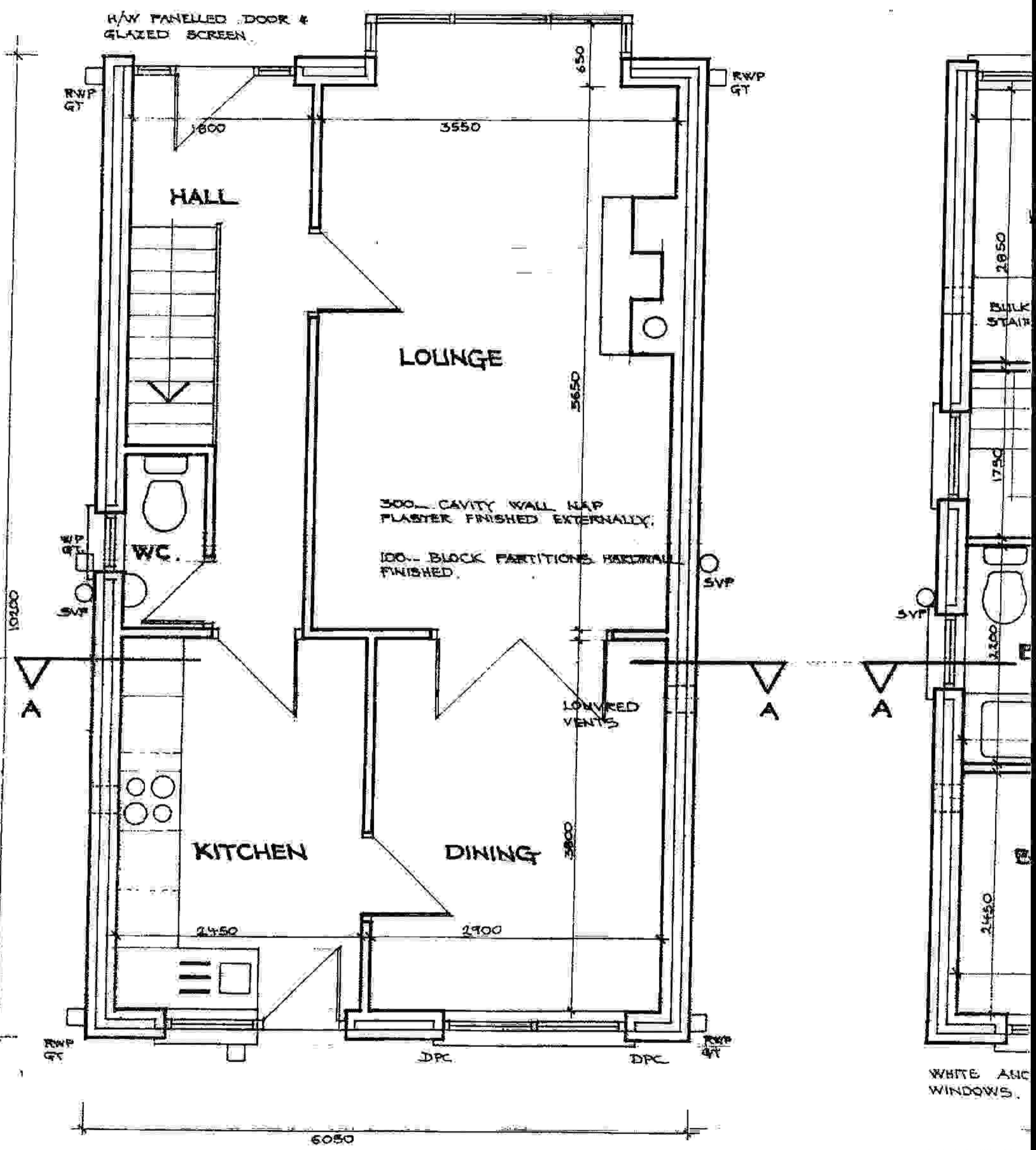
DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 24 DEC 1991
 REG No. 91A/2086.

W. McMULLEN RIAI (td) MBIAT.
 54 HAZELWOOD
 SHANKILL
 CO. DUBLIN.

PROPOSED HOUSES AT
 54 FOREST CLOSE,
 KINGSWOOD HEIGHTS, D24.

SITE PLAN.

| | |
|--------------|-------------------|
| Scale 1:200 | Dwg. No. 91-M-01. |
| Date DEC '91 | |
| Drawn SMT. | |



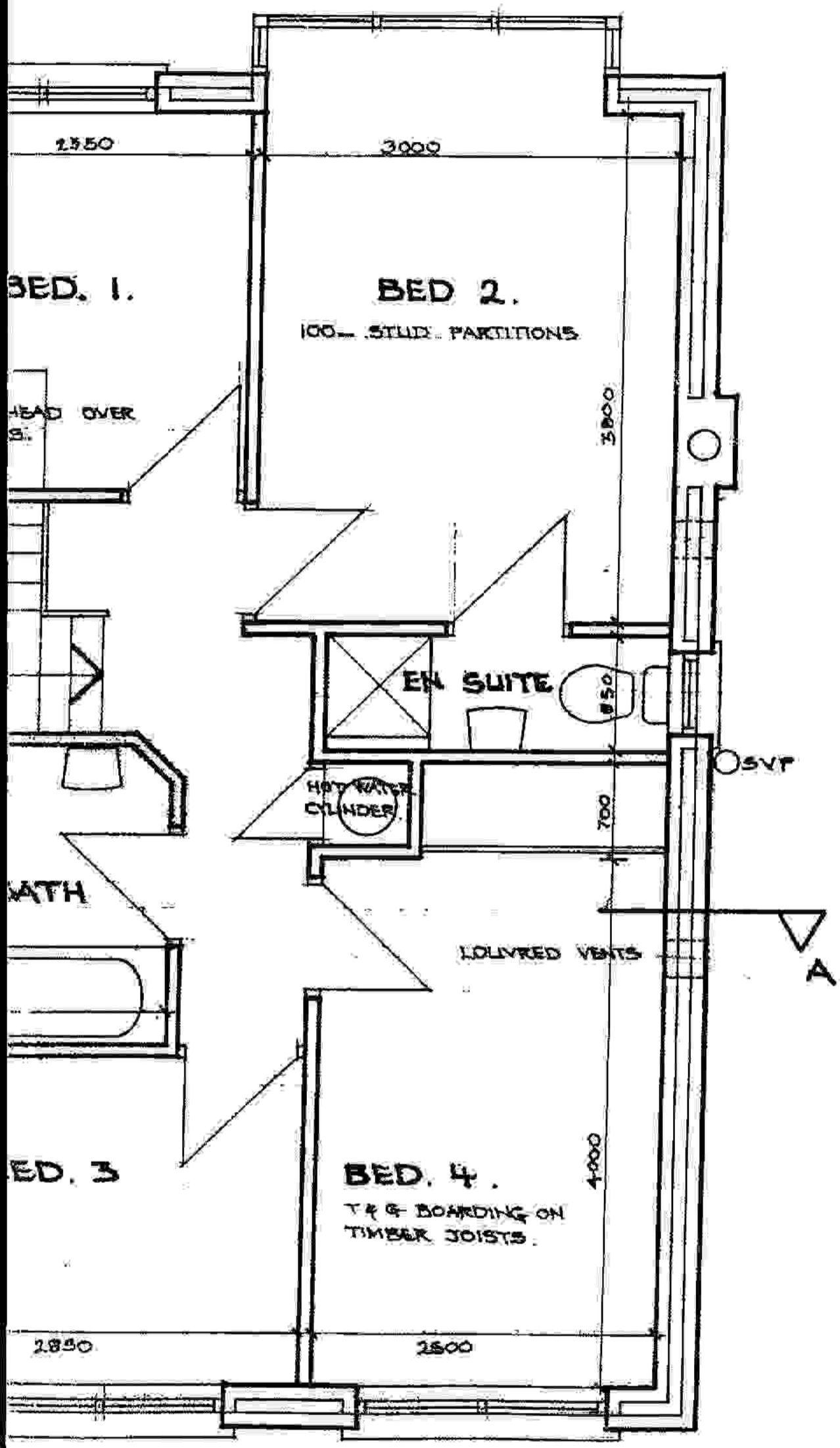
GROUND FLOOR PLAN

WHITE AND WINDOWS.

FIRST

NOTES

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 24 DEC 1991
 REG No. 91A/2086



W. McMULLEN RIAI (Arch), MBIAT,
 54 HAZELWOOD
 SHANKILL
 CO. DUBLIN.

PROPOSED HOUSES AT
 64 FOREST CLOSE,
 KINGSWOOD HEIGHTS, D24.

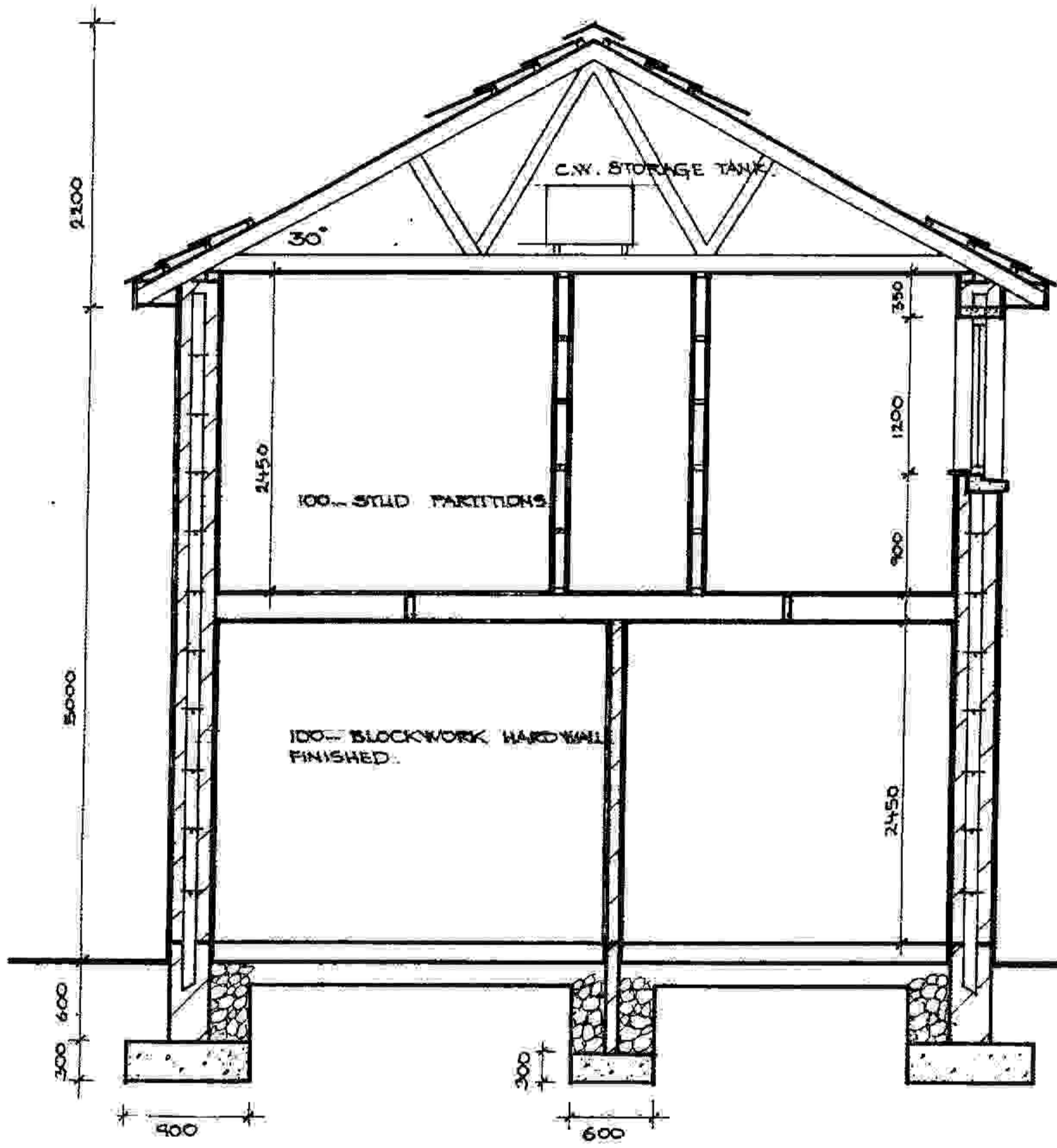
FLOOR PLANS

| | | | |
|-------|-------------|---------|---------|
| Scale | 1:50 | Dwg No. | |
| Date | DEC. '91 | | 91-M-02 |
| Drawn | <i>Sing</i> | | |

JDR17432

DISSED ALUMINIUM

FLOOR PLAN.



- CONCRETE ROOF
- 50 X 25 - TIMBER
- ROOFING QUALITY
- TIMBER PREFAB
- FIXED TO MAIN

- 100 - GLASS FIB

- ROOF VENTILATION
- AT SOFFIT.
- 100 X 75 - WALL

- PRECAST CONCR

- PRECAST CONC
- DPC LINDER.

- 20 - T & G BOARD
- 175 X 37 - JOIST
- PLASTERBOARD
- SKIMMED.

- 100 - BLOCK OUT
- FINISHED & PAINT
- 50 - CAVITY
- 50 - POLYSTYRENE
- 100 - BLOCK INN
- FINISHED

- 150 - CONCRETE S
- 1000 GRADE VIS
- WELL CONSOLID
- DPC 150 - MIN. A

- CONCRETE FOOTING

SECTION A-A.

NOTES

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

24 DEC 1991

REG No. *91A/2086*

TILES ON
R BATTENS ON
CY FELT ON
BRICATED ROOF TRUSSES
FACTURERS SPEC.

ORE QUILT INSULATION.

ON PROVIDED

PLATE.

ETE LINTOL

RETE CILL

ING ON
G AT 400 C/C.
CEILING HARDWALL

ER LEAF NAP PLASTER
TED.

VE INSULATION
ER LEAF HARDWALL

LAB ON
UBEN DPM ON
TED BLINDED HARDCORE
BOVE GL.

AGS

W. McMULLEN RIAI (tech), MBIAT,
54 HAZELWOOD,
SHANKILL,
CO. DUBLIN.

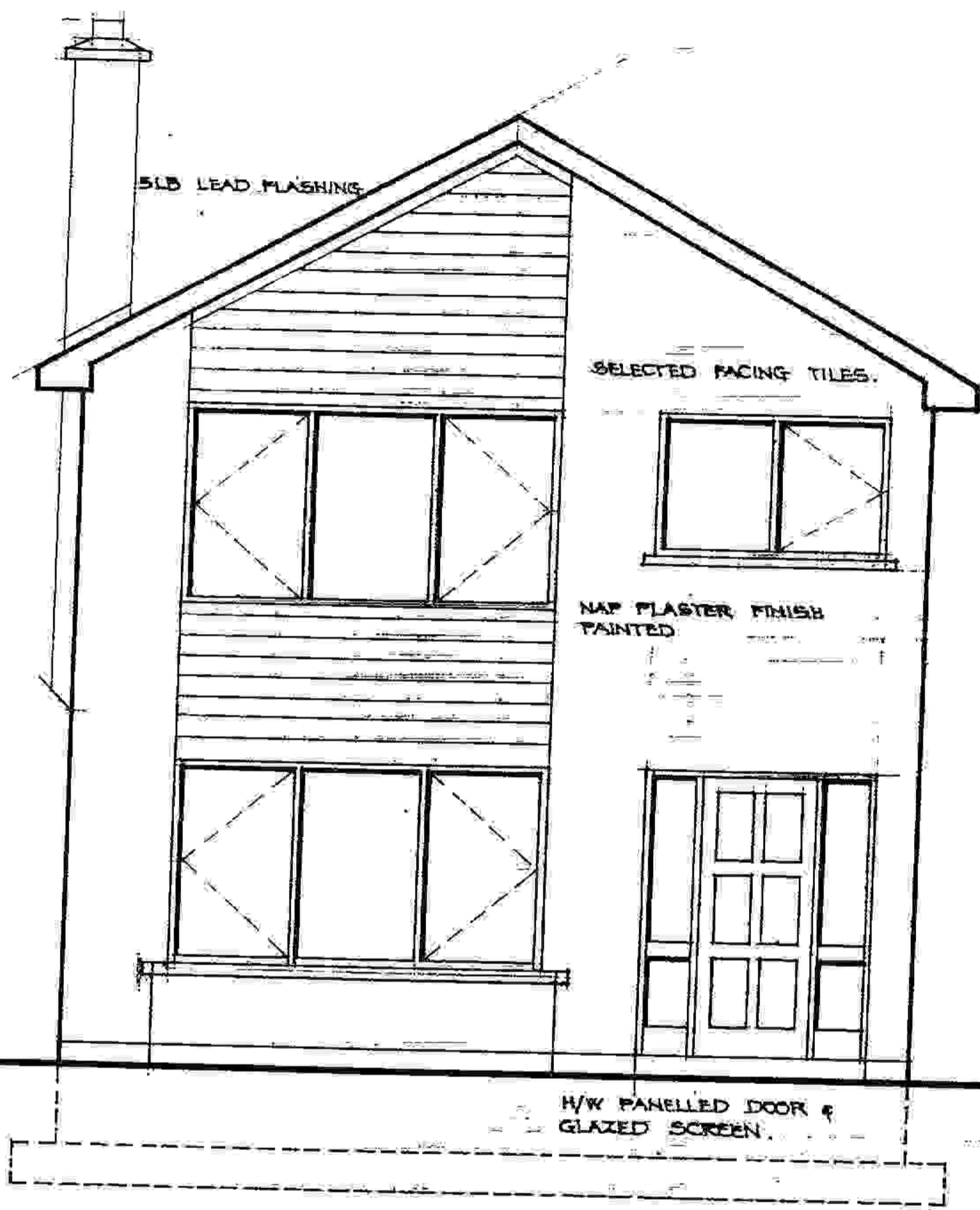
PROPOSED HOUSES AT
64 FOREST CLOSE,
KINGSWOOD HEIGHTS, D24.

SECTION A-A.

Scale 1:50
Date DEC. '91
Drawn *SM*

Dwg No
91-M-03

JDR17420



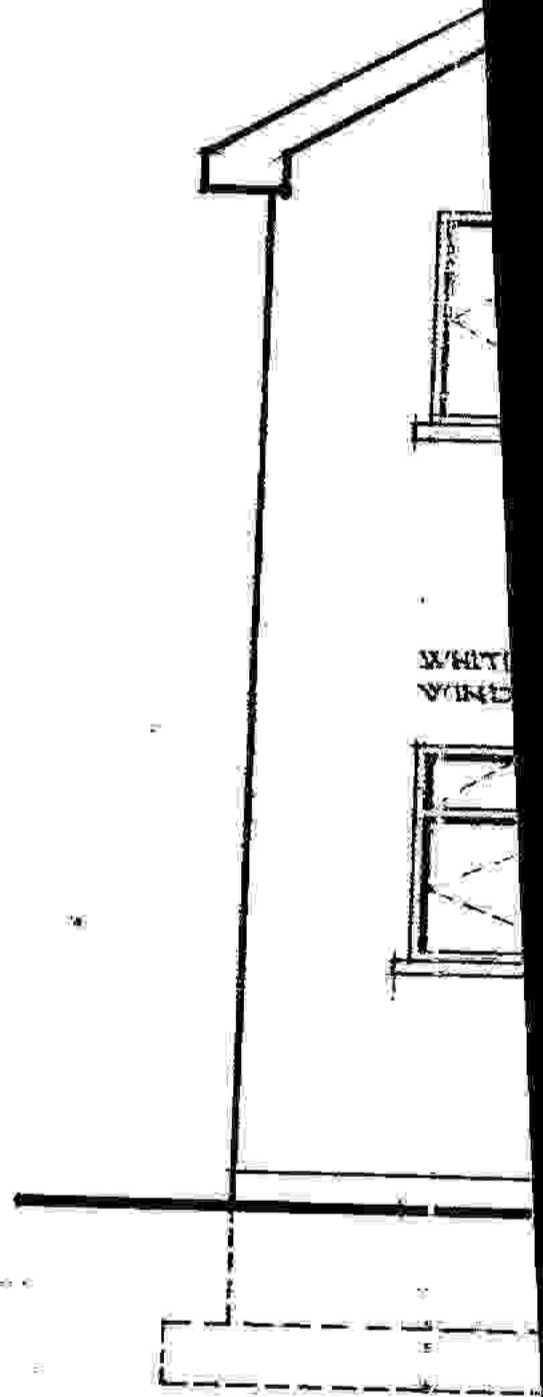
5LB LEAD FLASHING

SELECTED FACING TILES.

NAP PLASTER FINISH
PAINTED

H/W PANELLED DOOR &
GLAZED SCREEN.

FRONT ELEVATION



WHITE
WOOD

REAR ELE

NOTES

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

24 DEC 1991

REG No. 91A/2086



W. McMULLEN RIAI (tech) MBIAT
54 HAZELWOOD
SHANKILL
CO. DUBLIN

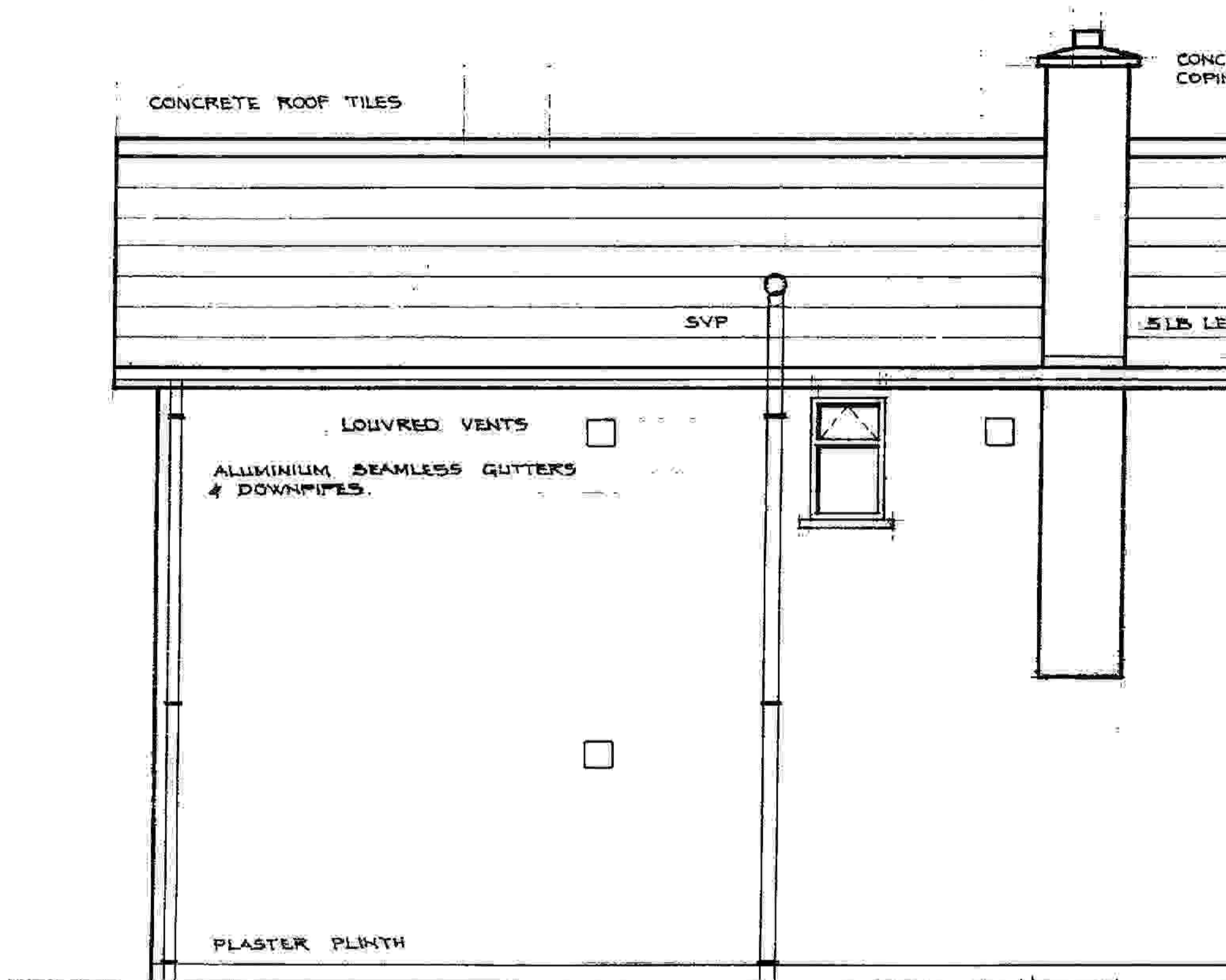
PROPOSED HOUSES AT
64 FOREST CLOSE,
KINGSWOOD HEIGHTS, D24.

ELEVATIONS

Scale 1:50
Date DEC. 91
Drawn SM7

Dwg No
91-M-04

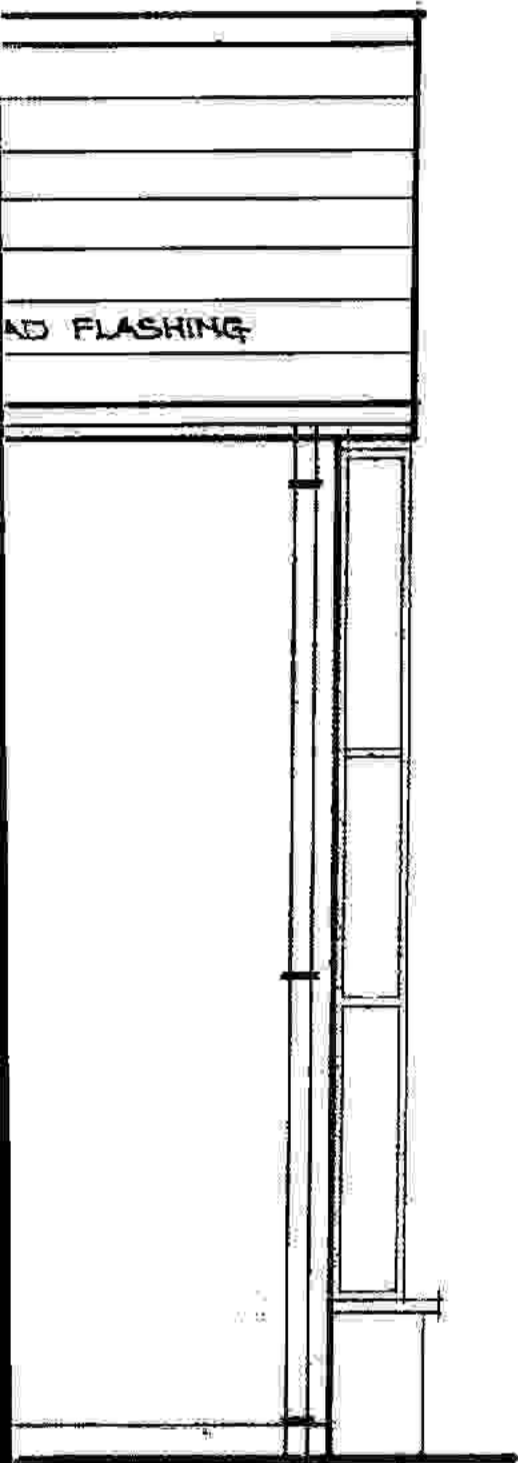
VATION



SIDE ELEVATION.

NOTES

CONCRETE FLASHING &
DPC UNDER.



AD FLASHING

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W. McMULLEN RIAI (tech). MBIAT.
54 HAZELWOOD
SHANKILL
CO. DUBLIN.

PROPOSED HOUSES AT
64 FOREST CLOSE,
KINGSWOOD HEIGHTS, D24.

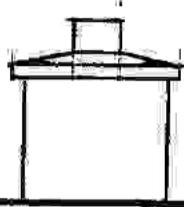
SIDE ELEVATION.

Scale 1:50
Date DEC '91
Drawn SMY.

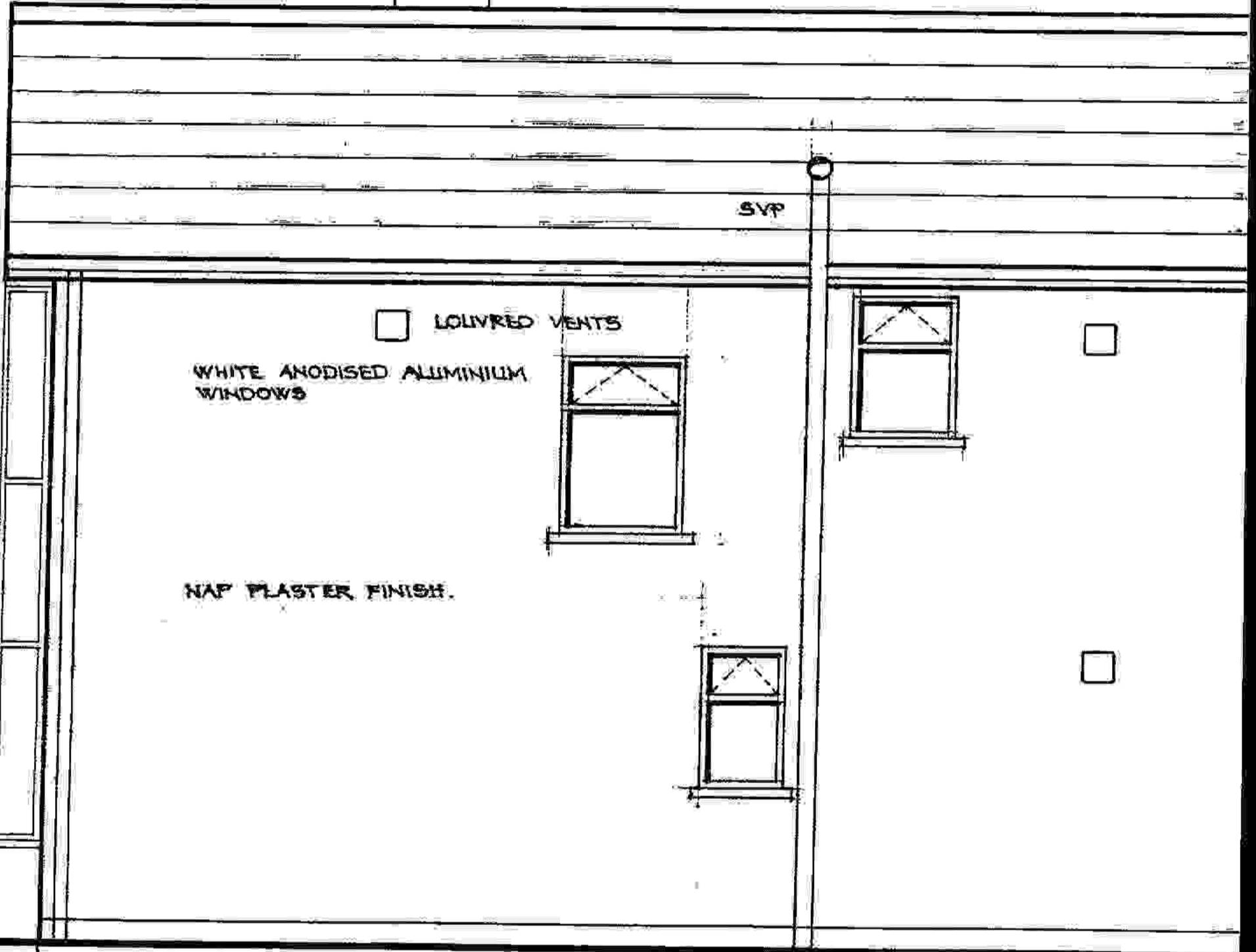
Dwg No.
91-M-05

JDH 12420

CONCRETE ROOF TILES



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SVP

□ LOLLIVED VENTS

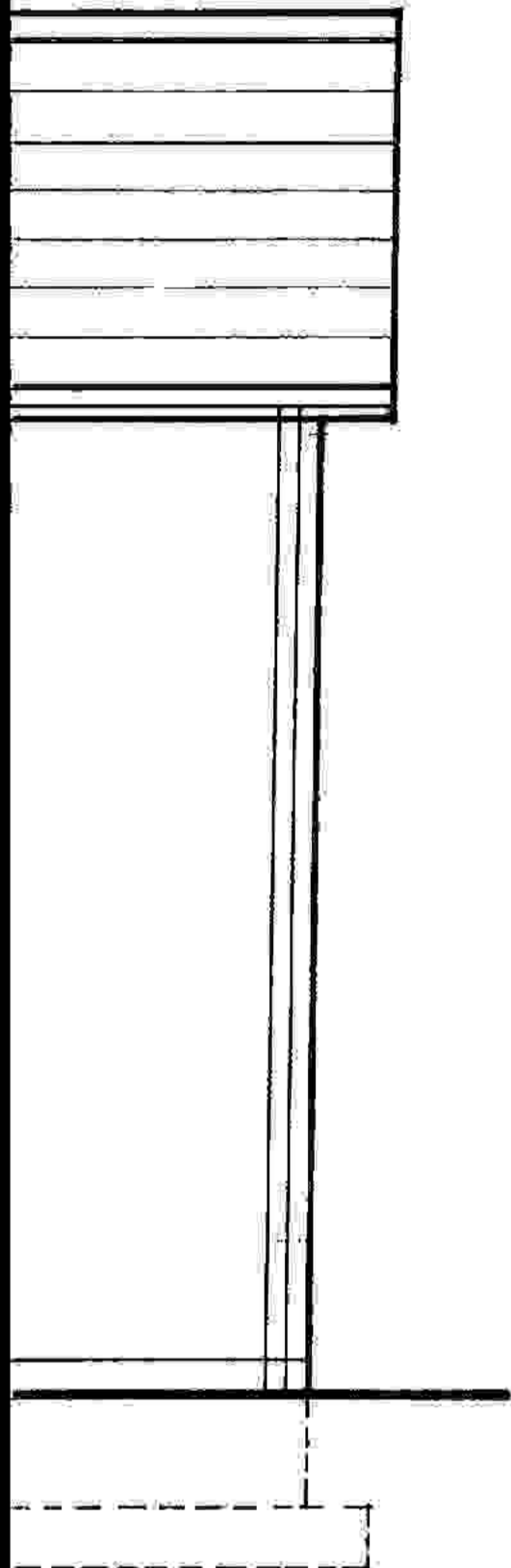
WHITE ANODISED ALUMINIUM
WINDOWS

HAF PLASTER FINISH.

SIDE ELEVATION.

NOTES

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24 DEC 1991
REG No. 91A/2086



W. McMULLEN RIAI (tech), MBIAT.
54 HAZELWOOD,
SHANKILL
CO. DUBLIN.

PROPOSED HOUSES AT
64 FOREST CLOSE,
KINGSWOOD HEIGHTS, D24.

SIDE ELEVATION.

| | |
|-----------------|----------|
| Scale 1:50 | Dwg No |
| Date DEC '91 | 91-M-06. |
| Drawn <i>SM</i> | |