

29.06.2023

Attention of South Dublin County Council planning,
File Ref: SD22B/0506
Applicant Address: 32, The Dale, Kingswood Heights, Dublin 24.

Please note Precedent for similar developments in the immediate area
of this planning application site.

Planning Reference : SD22B/0443
<https://planning.agileapplications.ie/southdublin/application-details/63195>

Planning Reference : SD20B/0031
<https://planning.agileapplications.ie/southdublin/application-details/58132>

Planning Reference : SD06A/0413
<https://planning.agileapplications.ie/southdublin/application-details/28894>

Planning Reference : SD15B/0026
<https://planning.agileapplications.ie/southdublin/application-details/48184>

Planning Reference : SD22B/0059. See below the attached photo Ref.001
<https://planning.agileapplications.ie/southdublin/application-details/61909>

Picture REF. 001

11 Cedar Ave, Kingswood, Dublin 24, D24 X80K



Original front view.



As built front view.

Please see below the attached photo Ref. #002 which shows that all of the buildings (outlined red) surrounding 32 the Dale are two storey. There is also a large land gradient falling from Kingswood Dr. to The Dale which minimises the impact on the rear neighbours. See Pictures Refs #003 #004.

Picture REF. 002



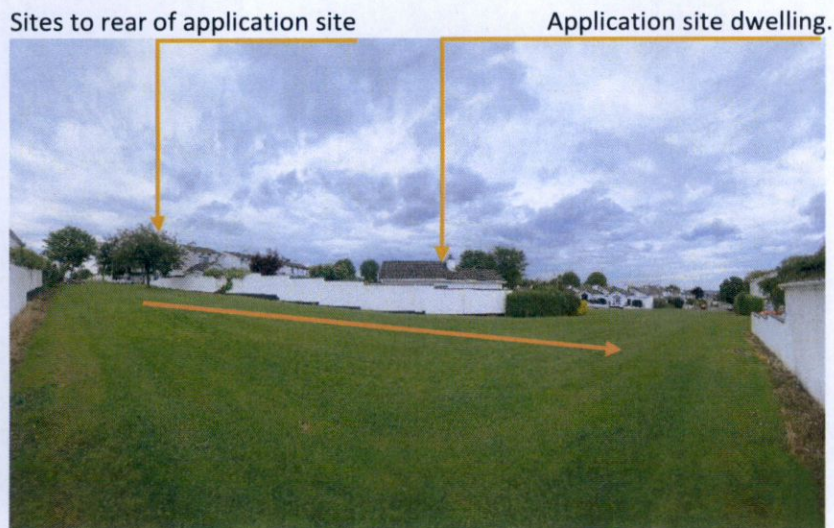
Picture REF. 003

Top of ridge level of No.20 Kingswood Dr. located to the rear of application site.



Top of ridge of Application site 32 The Dale.

Picture REF. 004



Land Gradient falling from kingswood Dr. to The Dale.

Regards,

Christopher Boylan.

Director.

Plantech Design Limited.

Agent on behalf of original Planning Applicants / Home owners

Neil Lawlor & Yvonne Potts.