

22-05-09 F09A 0261  
FINGAL C. C.PL. DEPT

**Planning and Development Acts 2000-2006**  
**Planning and Development Regulations 2001-2007**

# PLANNING APPLICATION FORM

# Planning Application Form

## BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

## ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Fingal County Council to require supplementary information (i.e. other than that required on this form) in order to determine whether the application conforms with the development plan.

Failure to supply the supplementary information will not invalidate your planning application; it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Fingal County Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

## DATA PROTECTION

The planning process is an open and public one. In that context, all planning applications are made available for public inspection and we (the planning authority) publish weekly lists of planning applications received as well as weekly lists of planning decisions. It is the policy of Fingal County Council to also place this information on its website.

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

☐

Direct marketing may be by post, by telephone, by hand or by electronic mail such as email or text message where such details are supplied.

It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference of the preference outlined above.

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5541  
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www.fingalcoco.ie

22-05-09 F09A 0261  
FINGAL C. C.P.L. DEPT

**Fingal County Council**  
Comhairle Contae Fhine Gall



## Planning Application Form

GUIDANCE NOTES AND OTHER USEFUL INFORMATION ARE AVAILABLE ON REQUEST. ALL RELEVANT SECTIONS TO BE COMPLETED

### OFFICE USE ONLY

Reg. Reference No.: F 09A 10261  
Newspaper Advert: LDN 21/5

Amount received: €34.

Receipt No.:

Documents Lodged: (2.18.1.1)

Date Received:

22 MAY 2009

REGISTRY

### 1. Name of Relevant Planning Authority:

FINGAL COUNTY COUNCIL

### 2. Location of Proposed Development:

Postal address or Townland or Location (as may best identify the land or structure in question)	<u>WRENWOOD, KILLEEN, OLDTOWN, CO-DUBLIN</u>
Ordnance Survey Map Ref No (and the Grid Reference where available)	<u><del>123940</del> 1239401-1-1</u>

**FINGAL COUNTY COUNCIL**  
Planning Permission is sought by Mr. Graham Quinn for the Construction of a New Driveway & Driveway Entrance to existing permitted development. The application will also include for the Construction of a New Recessed Entrance, new stone wall, indigenous hedging & associated timber gate, all at the site of Wrenwood House, Killeen Old Town, County Dublin. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority during its public opening hours and a submission or observation may be made to the authority in writing on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of this application.

### 3. Type of planning permission (please tick appropriate box):

- ☒ **Permission**  
☐ **Permission for retention**  
☐ **Outline Permission**  
☐ **Permission consequent on Grant of Outline Permission**

### 4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: N/A

Date of Grant of Outline Permission:      /      / N/A

### 5. Applicant<sup>2</sup>:

Name(s)	<u>MR. GRAHAM QUINN</u>
Address to be supplied at the end of this form (Question: 23)	

**6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999):**

Name(s) of company director(s)	N/A
Registered address (of company)	N/A

**7. Person / Agent acting on behalf of the Applicant (if any):**

Name	KEENAN LYNCH ARCHITECTURE
Address	Address to be supplied at the end of this form (Question: 24)

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup>:**

Name	AVISHAAN SINGH
Firm / Company	KEENAN LYNCH ARCHITECTURE, 4 HERBERT PLACE, DUBLIN 2.

**9. Description of Proposed Development:**

Brief description of nature and extent of development <sup>4</sup>	CONSTRUCTION OF A NEW DRIVEWAY AND DRIVEWAY ENTRANCE TO EXISTING PERMITTED DEVELOPMENT. THE APPLICATION WILL ALSO INCLUDE FOR THE CONSTRUCTION OF A NEW RECESSED ENTRANCE, NEW STONE WALL, INDIGENOUS HEDGING AND ASSOCIATED TIMBER GATE.
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**10. Legal Interest of Applicant in the Land or Structure:**

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	<input checked="" type="checkbox"/>	B. Occupier	<input type="checkbox"/>
	C. Other	<input type="checkbox"/>		
Where legal interest is 'Other', please expand further on your interest in the land or structure	N/A			
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation	N/A			

**11. Site Area:**

Area of site to which the application relates in hectares	2.73	Ha
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**12. Where the application relates to a building or buildings:**

Gross floor space <sup>5</sup> of any existing building(s) in m <sup>2</sup>	N/A
Gross floor space of proposed works in m <sup>2</sup>	N/A
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	N/A
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	N/A

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

Class of development	Gross floor area in m <sup>2</sup>
N/A	

**14. In the case of residential development please provide breakdown of residential mix:**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided	Existing	Proposed		Total:			

**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

Existing use <sup>6</sup> (or previous use where retention permission is sought)	RESIDENTIAL
Proposed use (or use it is proposed to retain)	RESIDENTIAL
Nature and extent of any such proposed use (or use it is proposed to retain)	N/A

**16. Social and Affordable housing:**

Please tick appropriate box	Yes	No
Is the application and application for permission for development to which Part V of the Planning and Development Act 2000 applies <sup>7</sup>		✓
If the answer to the above question is "yes" and the development is not exempt (see below) you must specify as part of your application the manner in which you propose to comply with section 96 of Part V of the Act.		N/A
If the answer to the above question is "yes" but you consider the above development to be exempt by virtue of section 97 of the Planning and Development Act 2000 <sup>8</sup> , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).		N/A
If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000 <sup>9</sup> , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.		N/A

**17. Development Details:**

Please tick appropriate box	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994 <sup>10</sup> ?		✓
Does the application relate to work within or close to a European Site (under S.I. No 94 of 1997) or a National Heritage area?		✓
Does the proposed development require the preparation of an Environmental Impact Statement <sup>11</sup> ?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any habitable house <sup>12</sup> ?		✓

**18. Site History:**

<b>Details regarding site history (if known)</b>	
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, please give details e.g. year, extent.</p> <p style="text-align: center;">N/A</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, please give details.</p> <p style="text-align: center;">N/A</p>	
<p><b>Are you aware of any valid planning applications previously made in respect of this land/structure?</b></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p> <p>Reference No.: <u>F08A/0408 &amp; F 07A/1043</u> Date: <u>10 JUL 08 / 10 OCT 07</u></p> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.</p>	
<p><b>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup>?</b></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p style="text-align: right;">An Bord Pleanála Reference No.: _____</p>	

**19. Pre-application Consultation:**

Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup>?

Yes [ ] No ☒

If yes, please give details.

Reference No. (if any): N/A

Date(s) of consultation:      / N/A     

Persons involved: NOTE THAT A MEETING WAS HELD WITH MR. SEAN  
MCGRATH, AND LOCATION AGREED. ENCLOSED FIND LETTER FROM MR. MCGRATH.

**20. Services:**

**Proposed source of Water Supply**

Existing connection ☒ New connection [ ]  
Public Mains ☒ Group Water Scheme [ ] Private Well [ ]

Other (please specify)

N/A

Name of Group Water Scheme (where applicable)

N/A

**Proposed Wastewater Management/Treatment**

Existing ☒ New [ ]  
Public Sewer [ ] Conventional septic tank system ☒

Other on-site treatment system [ ] Please specify

N/A

**Proposed Surface Water Disposal**

Public Sewer/Drain [ ] Soakpit [ ]  
Water Course ☒ Other [ ] Please specify


**21. Details of Public Notice:**

Approved newspaper <sup>15</sup> in which notice was published	<u>DAILY MAIL</u>
Date of Publication	<u>21/05/2009</u>
Date on which site notice was erected	<u>21/05/2009</u>

**22. Application Fee:**

Fee Payable	<u>€34</u>
Basis of Calculation	<u>CLASS 2.</u>

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder

Signed [Applicant or Agent as appropriate]	 - AVISHAAN SINGH (AGENT)
	KEENAN LYNCH ARCHITECTURE, 4 HERBERT PLACE,
	DUBLIN 2.
Date	20 MAY 2009

An Applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations which set out basic design and construction requirements.

**Note:** A supplementary application form for Planning Permission for a dwelling in a Rural Area must also accompany this form, and is available on request.



1. Grid reference in terms of the Irish Transverse Mercator.
2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; i.e. Floor areas must be measured from inside the external wall.
6. Where the existing use is 'vacant', please, state most recent authorised use of the land' or structure.
7. Part V of the Planning and Development Act 2000 applies where -
  - the land is zoned for residential use or for a mixture of residential and other uses;
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing; and
  - the proposed development is not exempt from Part V.
8. Under section 97 of the Planning and Development Act 2000 applications involving development of 4 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.
9. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act
10. The Record of Monuments and Places, under section 12 of the National Monuments Act Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for the Environment, Heritage and Local Government. For information on whether national monuments are in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of the Environment, Heritage and Local Government (1890 20 20 21)
11. An Environmental Impact Statement (EIS) is required for classes of development prescribed by Article 93 and Schedule 5 of the Planning and Development Regulations 2001-2006. In accordance with Article 103 of the Planning and Development Regulations 2001, an EIS may also be required for developments below the prescribed threshold if the planning authority considers that the development is likely to have significant effects on the environment or, where the development would be located on or in an area, site, etc. set out in Article 103(2), it considers that the development would be likely to have significant effects on the environment of that area, site, etc.
12. Demolition of a habitable house requires planning permission.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre-application consultation may only occur under Section. 247 of the Planning and Development Act 2000. While it is not mandatory, a pre-planning consultation is recommended. The applicant should contact the planning authority to arrange specific times and locations. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning-application being submitted.
15. The list of approved newspapers, for the Purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2006.
17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.
19. The address of the applicant and Agent (if any) should be included here.

***This form should be accompanied by the following documentation:***

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**Please note** that if the appropriate documentation is not included, your application will be deemed invalid.

**ALL Planning Applications**

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map<sup>16</sup>
- ☐ 6 copies of site or layout plan<sup>16+17</sup>
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections - except in the case of outline permission)
- ☐ The appropriate Planning Fee

**Where the applicant is not the legal owner of the land or structure in question:**

- ☐ The written consent of the owner to make the application

**Where the application is for residential development that is subject to Part V of the 2000 Act:**

- ☐ Specification of the manner in which it is proposed to comply with section 96 of Part V.

*Or*

- ☐ A certificate of exemption from the requirements of Part V

*Or*

- ☐ A copy of the application submitted for a certificate of exemption.

**Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:**

- ☐ Information setting out the basis on which section 96(13) is considered to apply to the development.

**Where the disposal of wastewater for the proposed development is other than to a public sewer:**

- ☐ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

**Where the application refers to a protected structure / proposed protected structure / or the exterior of a structure which is located within an architectural conservation area (ACA):**

- ☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

**Applications that refer to a material change of use or retention of such a material change of use:**

- ☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

**Where an application requires an Environmental Impact Statement:**

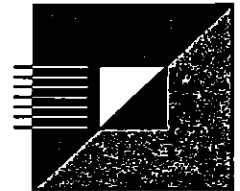
- ☐ An Environmental Impact Statement

**Applications that are exempt from planning fees:**

- ☐ Proof of eligibility for exemption<sup>18</sup>

Att: Fingal County Council  
Planning Department,  
Fingal County Hall  
Main Street  
Swords  
Fingal  
Co. Dublin

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FINGAL C. C.PL. DEPT



**KEENAN  
LYNCH**  
ARCHITECTURE

4 Herbert Place,  
Dublin 2  
Phone: 6620944  
Fax: 6789560  
E-mail: info@kla.ie  
Web: www.kla.ie

Our Ref:

R49

Your Ref:

Date:

19<sup>th</sup> May 2009

**RE: CONSTRUCTION OF NEW DRIVEWAY AND DRIVEWAY ENTRANCE TO EXISTING  
PERMITTED DEVELOPMENT**

Dear Sir,

We wish to apply for Planning Permission on behalf of our client Mr Graham Quinn, for the construction of new driveway and driveway entrance to existing permitted development, at the site of Wrenwood House, Killeen, Old Town, County Dublin.

Please note that in relation to this application, it is noted that a refusal issued from An Bord Pleanala, just when matters had been finally resolved with all parties, including the appellants. To this end we attach a letter from Mr. Sean McGrath indicating his acceptance of the location of the proposed entrance. The appellants had also sent in a letter to An Bord Pleanala indicating that they were withdrawing their appeal in relation to the application. We trust that this application can now be granted as all issues have now been addressed.

Please find enclosed six copies of the following documents:

- Fully completed application form.
- Newspaper notice.
- Site notice.
- Drawing register
- 6 no Copies of all drawings.
- 6 no.Copies of site plan showing position of site notice.
- Copy of letter from Mr. Sean McGrath of Fingal County Council.
- Cheque made payable to Fingal Co. Co. in the sum of €34.00



Keenan Lynch Architecture Ltd. Reg No. 8200680K

Directors: Paul Keenan B.Arch. (NUI) MRIAI Bernard Lynch Dip.Arch. Tech. MRIAI. Kenneth Byrne Dip.Arch. Tech. MRIAI.  
Associates: Keith Smith BA Hons. Arch., Avishaan Singh B.Arch. Pg.Dip.Arch. MRIAI

Keenan Lynch Architecture, 4 Herbert Place, Dublin 2. has prepared all drawings.

I trust this is to your satisfaction and please do not hesitate to contact myself with any queries.

Yours sincerely,



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Avishaan Singh B.Arch Pg.Dip. Arch

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24th February 2009

Bernard Lynch  
Keenan Lynch Architecture  
4 Herbert Place  
Dublin 2

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Transportation Department  
Postal Address  
P.O. Box 174,  
County Hall,  
Swords,  
Fingal,  
Co. Dublin

An Roinn Iompair  
Bosca 174,  
Áras an Chontae,  
Sord,  
Fine Gall,  
Contae Átha Cliath

Office Address  
Grove Road, Blanchardstown,  
Dublin 15.

Telephone  
01 890 5826  
01 890 5847  
Facsimile  
01 890 5840  
Email  
Traffic@fingalcoco.ie  
www.fingalcoco.ie

Re: Planning Application F08A/0408

Dear Bernard

The meeting on site this morning was very helpful to my understanding of the issues associated with the above application.

We identified the location of the proposed access, which would not impact on third party lands. The sightlines from the proposed access are restricted, due to the sharp bend in the public road. The radius of the bend is approximately 6m, which is the radius normally associated with "Stop" or "Yield" junctions or car parks. Due to this bend, and due to the narrowness of the road, the ambient speeds of passing traffic are very low. I estimate that the maximum speed at which the bend can be safely negotiated is 10Km/Hr.

Given the low speeds and low volume of passing traffic, and the layout of the proposed access, which does not impact on third party lands, I am satisfied that the proposed access is acceptable to the Council. It would be helpful, but not necessary, if the hedgerow on the lands opposite the proposed entrance was set back to improve visibility.

I trust that this is satisfactory to your client and his neighbours.

Yours faithfully

Sean McGrath  
Senior Executive Engineer



# Site Notice



Fingal County Council  
Comhairle Contae Fhine Gall

I / ~~We~~ **Mr. Graham Quinn**

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intend to apply for



**Planning Permission**



**Outline Planning Permission**



**Retention Planning Permission**



**Planning Permission**

consequent on the grant of  
Outline Planning Permission

Register reference No.: F \_\_\_\_\_

For development at this site address: \_\_\_\_\_

**Wrenwood House, Killeen, Old Town, County Dublin**

The development will consist / consists of:

**The construction of a New Driveway & Driveway Entrance to existing permitted development. The application will also include for the Construction of a New Recessed Entrance, new stone wall, indigenous hedging & associated timber gate**

**The Planning Application may be inspected or purchased during the public opening hours 9.30-15.30 Monday - Friday at:**

**Fingal County Council, Fingal County Hall,  
Main Street, Swords, Fingal, Co. Dublin.**

**(to inspect Planning Applications on all lands except those lands to the west of the N2).**

**Fingal County Council, Grove Road, Blanchardstown,  
Fingal, Dublin 15. (to inspect Planning Applications on  
all lands west of the N2).**

A submission or observation in relation to the Application may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application.

Signature: \_\_\_\_\_

- **AYKHAAN SINGH (AGENT)**

(If signed by Agent, address of Agent should be included here)

**KEENAN LYNCH ARCHITECTURE**  
**4 HERBERT PLACE,**  
**DUBLIN 2.**

**THIS SITE NOTICE SHALL BE  
REMOVED AFTER NOTIFICATION  
OF PLANNING AUTHORITY DECISION**

**Date of erection of Site Notice: 21/05/2009**

Notice to applicant: Please ensure Application is lodged within 2 weeks of date of erection of Site Notice.

Please phone 890 5541 to check (1) that a valid Planning Application has been received by Fingal County Council and (2) where File may be inspected.



PROJECT		JOB NO		CLIENT	
New Driveway Entrance		R 49		Mr. Graham Quinn	
ID	21				
MM	05				
YY	09				

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