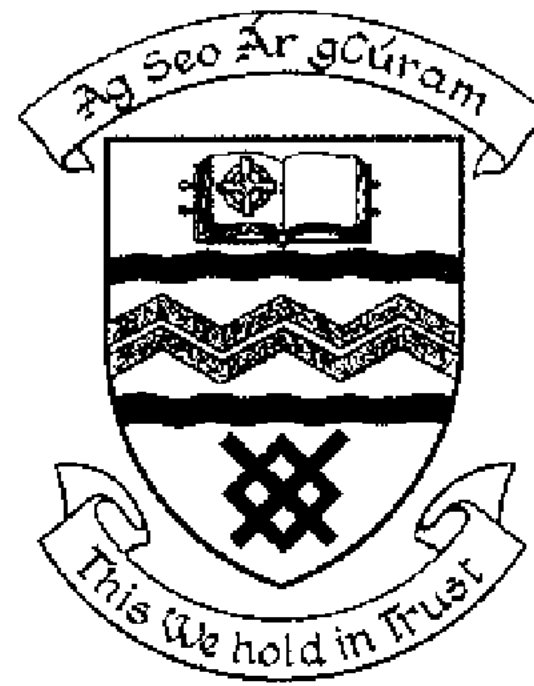


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0808	
1. Location	Beside No. 2 Fernwood Close, Springfield, Tallaght, D24.		
2. Development	Demolition of existing garage and building of a 3 bedroom, 2 storey, semi-detached dwelling house,		
3. Date of Application	01/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/12/1998 2.	1. 23/12/1998 2.
4. Submitted by	Name: Mr. Alan Smith, Address: 208 Virginia Heights, Springfield,		
5. Applicant	Name: Mr. Alan Smith Address: 208 Virginia Heights, Springfield, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 0304 Date 12/02/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0304	Date of Decision 12/02/1999
Register Reference S98A/0808	Date 1st December 1998

Applicant Mr. Alan Smith

Development Demolition of existing garage and building of a 3 bedroom,
2 storey, semi-detached dwelling house.

Location Beside No. 2 Fernwood Close, Springfield, Tallaght, D24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/12/1998 /23/12/1998

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

for the (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

LA
..... 12/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Mr. Alan Smith,
208 Virginia Heights,
Springfield,
Tallaght,
Dublin 24.

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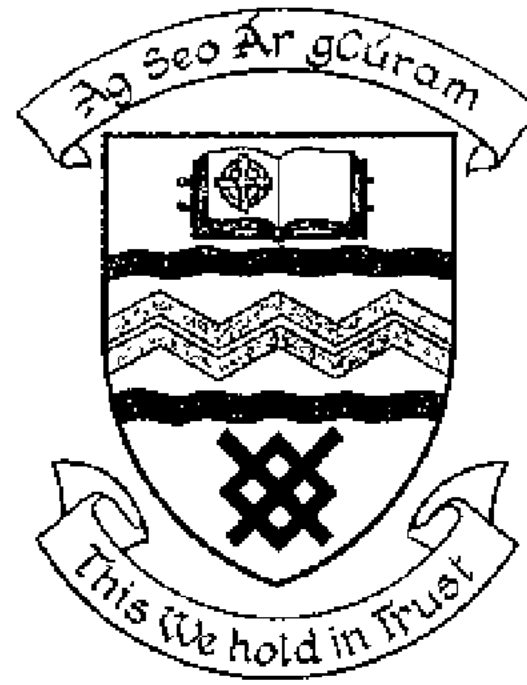
Reasons

- 1 The proposed development would be contrary to the development control standards for residential development in the South Dublin County Development Plan 1998 in that the existing dwelling, No. 2 Fernwood Close, would be left with less than 60sq.m. of private open space area behind the front building line and the back garden of the proposed dwelling would be seriously deficient in terms of residential amenity. The proposed development would seriously injure the amenities of residential property in the vicinity and be contrary to the proper planning and development of the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 2589	Date of Order 17/12/98
Register Reference S98A/0808	Date 1st December 1998

Applicant Mr. Alan Smith

Development Demolition of existing garage and building of a 3 bedroom,
2 storey, semi-detached dwelling house.

Location Beside No. 2 Fernwood Close, Springfield, Tallaght, D24.

Dear Sir/Madam,

An inspection carried out on 10/12/98 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is not legible from the public road. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

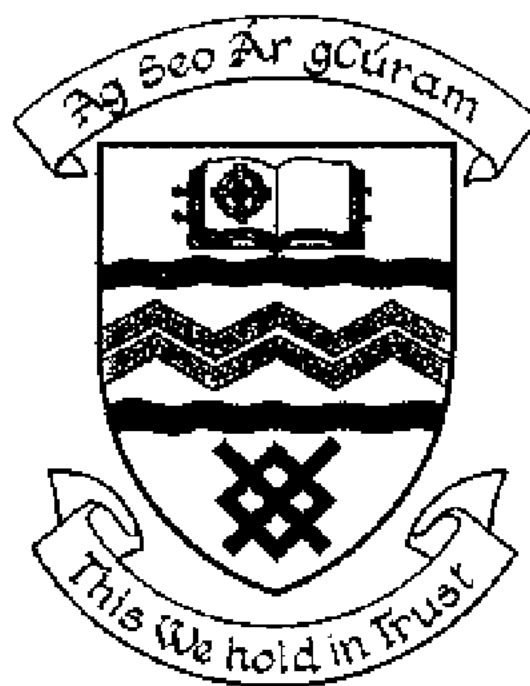
- (a) Applicant's name

Mr. Alan Smith,
208 Virginia Heights,
Springfield,
Tallaght,
Dublin 24

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REG REF. S98A/0808

- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
.....
for Senior Administrative Officer.

18/12/98