

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0244	
1. Location	50 Birchwood Heights, Springfield, Tallaght, Dublin 24.		
2. Development	A double storey semi-detached residence to side.		
3. Date of Application	16/04/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/05/1998 2.	1. 13/08/1998 2.
4. Submitted by	Name: Mr. Joe Noonan, Address: 50 Birchwood Heights, Springfield,		
5. Applicant	Name: Mr. Joe Noonan, Address: 50 Birchwood Heights, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2056 Date 09/10/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	02/11/1998	Written Representations	
9. Appeal Decision	01/03/1999	Refuse Permission	
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.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

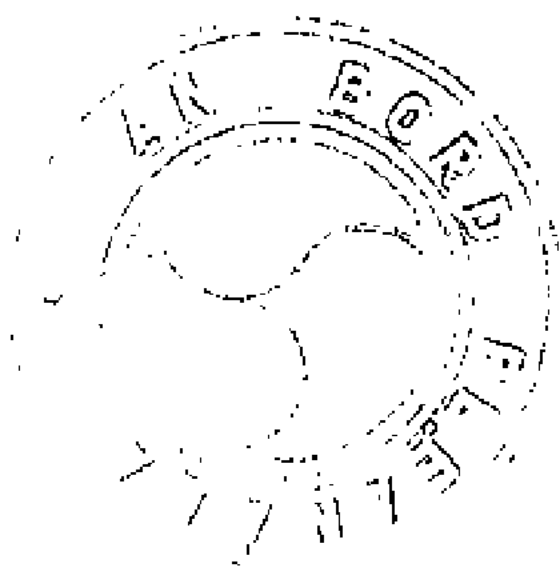
Planning Register Reference Number: S98A/0244

APPEAL by Joe Noonan care of Johnatan Kavanagh of 17 Clonlea, Woodpark, Ballinteer, Dublin against the decision made on the 9th day of October, 1998 by the Council of the County of South Dublin to refuse permission for the construction of a semi-detached two-storey house to the front and side of existing house at 50 Birchwood Heights, Springfield, Tallaght, Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the construction of the said house for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development would infringe the existing building line established by the terraces of houses to the rear of the site at Beechwood Drive and would seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Michael P. Walsh

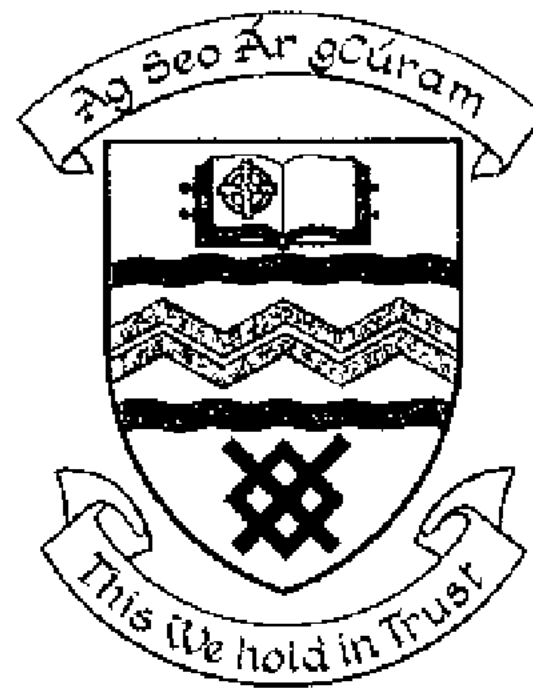
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 1st day of March 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2056	Date of Decision 09/10/98
Register Reference S98A/0244	Date 16th April 1998

Applicant Mr. Joe Noonan,
Development A double storey semi-detached residence to side.
Location 50 Birchwood Heights, Springfield, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/05/98 /13/08/98

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

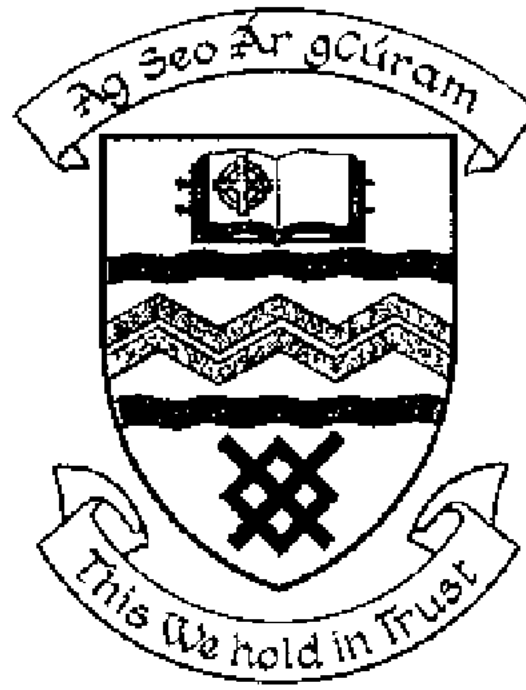
09/10/98

Mr. Joe Noonan,
50 Birchwood Heights,
Springfield,
Tallaght,
Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0244

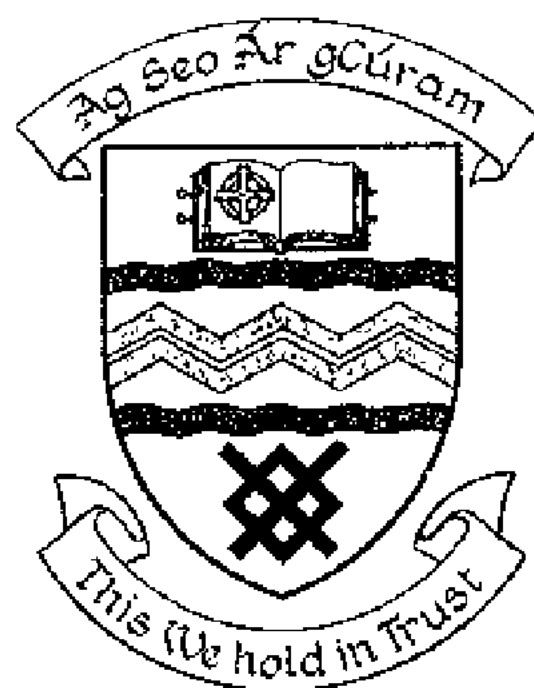
Reasons

- 1 The proposed development would infringe an existing building line established by the terraces of houses to the rear of the site in Birchwood Drive - No's. 102-74 and as such would be seriously detrimental to the residential and visual amenities of the area.
- 2 The proposed development would be contrary to the proper planning and development of the area as the applicant has failed to indicate any proposals for off-street car-parking.
- 3 The proposed rear garden for the new house at 9m in length is below the recommended minimum of 11m for two-storey houses and, as such, would be contrary to the proper planning and development of the area.
- 4 The proposed development would be prejudicial to public health for the following reasons:-
 - a) application drawings show foul sewerage connected to a surface water sewer;
 - b) the applicant has failed to submit full details of pipe sizes and invert and cover levels up to and including connection points to the public foul and surface water sewers.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

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

Order Number 0848	Date of order 01/05/98
Register Reference S98A/0244	Date 16th April 1998

Applicant Mr. Joe Noonan,
Development A double storey semi-detached residence to side.
Location 50 Birchwood Heights, Springfield, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 28/04/98 has shown that a site notice was not erected in respect of your planning application. 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
 - (b) whether application is for Permission, Outline Permission, or Approval.

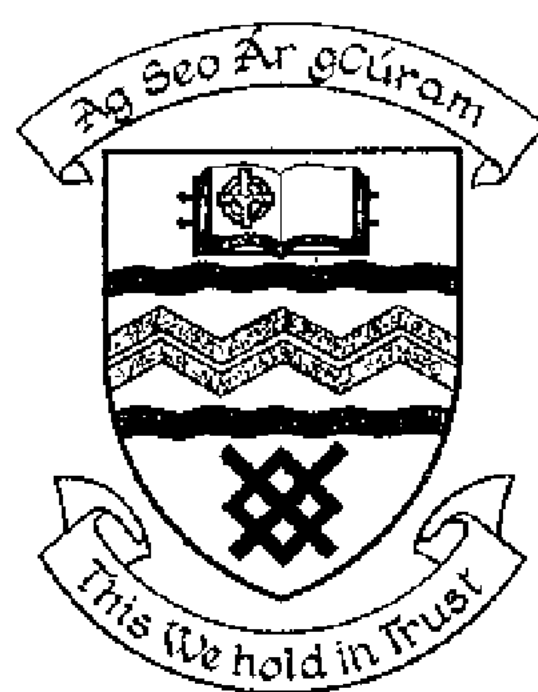
Mr. Joe Noonan,
50 Birchwood Heights,
Springfield,
Tallaght,
Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104

REG. REF. S98A/0244



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

Telephone: 01-414 9000
Fax: 01-414 9104

- (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,

.....DC.....
for Senior Administrative Officer.

05/05/98