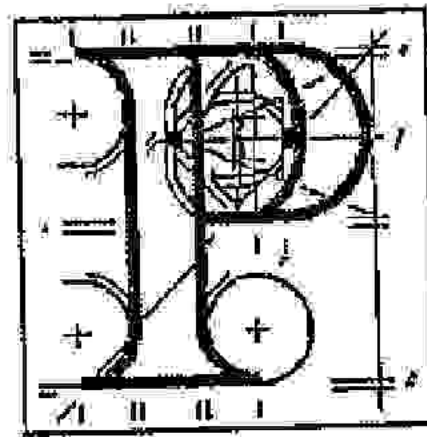


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0838	
1. Location	1 Maplewood Way, Springfield, Tallaght, Dublin 24.		
2. Development	Attached three-bedroom terraced house to side.		
3. Date of Application	06/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belgard Heights,		
5. Applicant	Name: Mr Keith Justice, Address: 1 Maplewood Way, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0251  Date 02/02/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	01/03/2001	Written Representations	
9. Appeal Decision	15/11/2001	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 1999

County South Dublin

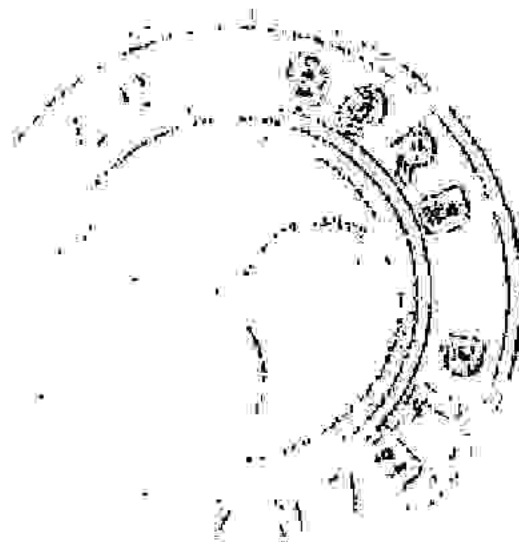
Planning Register Reference Number: S00A/0838

**APPEAL** by Keith Justice care of Patrick Taaffe of 187 The Rise, Belgard Heights, Tallaght, Dublin against the decision made on the 2<sup>nd</sup> day of February, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the construction of an attached three bedroom terraced house to side of 1 Maplewood Way, Springfield, Tallaght, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

## SCHEDULE

Having regard to the limited size of this end of terrace site it is considered that the proposed development of an additional dwelling unit on this site would, by reason of the substandard provision of private open space, car parking areas and proximity to roadside boundaries, constitute overdevelopment of the site. The proposed development would, therefore, result in loss of the open character of this part of Maplewood, would seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and development of the area.



*Brian Hunt*

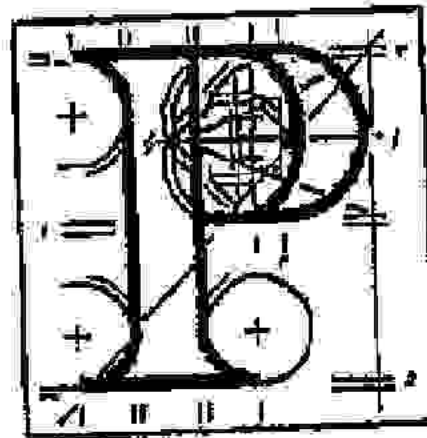
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 15<sup>th</sup> day of November 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0838
1. Location	1 Maplewood Way, Springfield, Tallaght, Dublin 24.	
2. Development	Attached three-bedroom terraced house to side.	
3. Date of Application	06/12/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belgard Heights,	
5. Applicant	Name: Mr Keith Justice, Address: 1 Maplewood Way, Springfield, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 0251 Date 02/02/2001	Effect RP REFUSE PERMISSION
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# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

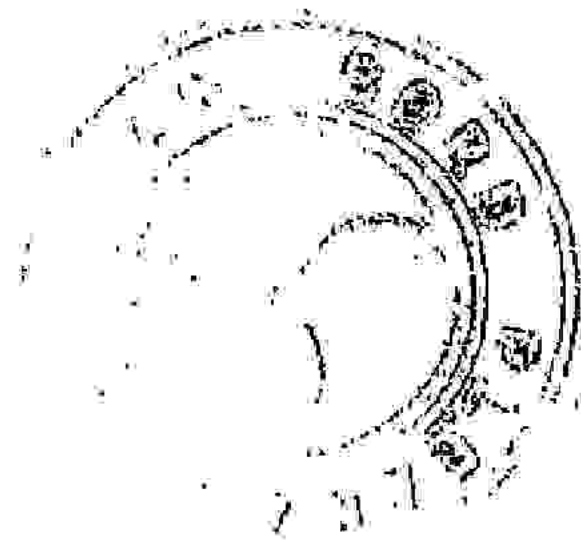
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*Brian Hunt*

Member of An Bord Pleanála  
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Dated this 15<sup>th</sup> day of November 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0838	
1. Location	1 Maplewood Way, Springfield, Tallaght, Dublin 24.		
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6. Decision	O.C.M. No. 0251  Date 02/02/2001	Effect RP REFUSE PERMISSION	
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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**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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



**PLANNING  
DEPARTMENT**  
County Hall,  
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 0251	Date of Decision 02/02/2001
Register Reference S00A/0838	Date 06/12/00

Applicant                      Mr Keith Justice,  
Development                Attached three-bedroom terraced house to side.  
Location                    1 Maplewood Way, Springfield, Tallaght, Dublin 24.

Floor Area                                      Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received                      /

Clarification of Additional Information Requested/Received                      /

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....<sup>m7</sup>.....                      02/02/01  
for SENIOR ADMINISTRATIVE OFFICER

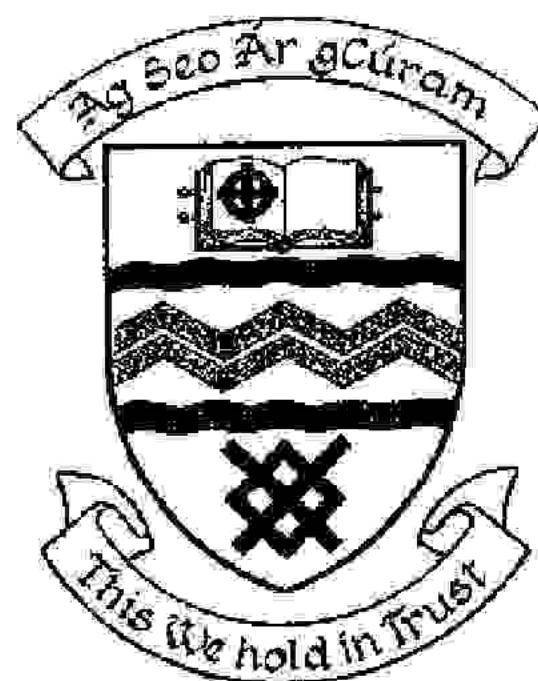
Patrick Taaffe,  
187 The Rise,  
Belgard Heights,  
Tallaght,  
Dublin 24.



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REG REF. S00A/0838

**Reasons**

- 1 The proposed development, by virtue of its location within 5 metres of a 225mm diameter public sewer and a 100mm diameter watermain, would be prejudicial to public health.
- 2 The requirement of the Roads Department with respect to off-street car parking cannot be met. As such, the proposal would result in on-street car parking which would endanger public safety by reason of obstruction of road users.
- 3 Section 3.4.16 of the South Dublin County Development Plan 1998 requires the provision of 60 sq. metres of private open space provision (exclusive of car parking provision) behind the front building line. The provision of private open space for the proposed dwelling on the site is approx. 40 sq metres. The development as proposed contravenes materially a development objective of the Development Plan and would seriously injure the amenities of property in the vicinity.