		South Dublin County Cou Local Government (Planning & Developme Acts 1963 to 1999 and Planning & Develop Act 2000 Planning Register (Par	ent) ment	Plan Register No. S00A/0838 blin 24.
1.	Location	1 Maplewood Way, Springfield,	Tallaght, Dub	
2.	Development	Attached three-bedroom terraced house to		slde.
3.	Date of Application	06/12/00		er Particulars ted (b) Received
3a.	Type of Application	Permission	1.	1.
4.	Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belg	ard Heights,	
5 .	Applicant	Name: Mr Keith Justice, Address: 1 Maplewood Way, S	pringfield, Ta	llaght, Dublin 24.
б,	Decision	O.C.M. No. 0251	Effect RP REFUSE PE	RMISSION

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		Date 02/02/2001	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. Request	ed E.I.S. Received	E.I.S. Appeal			
14.	Registrar		Receipt No.			

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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 2nd 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 Hant

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board. Dated this 15th day of November 2001.

PL 06S.123766

An Bord Pleanála

Page 1 of 1

		() an¢	th Dublin County Local Governm Planning & Devel Acts 1963 to 1 Planning & Deve Act 2000 anning Register	Plan Register No. S00A/0838			
i a	Location	1 Maplewood Way, Springfield, Tallaght, Dub			Dublin 24.		
2.	Development	Attached t	hree-bedroom tex	craced house to	house to side.		
3,	Date of Application	06/12/00		Products president and service	Date Further Particulars (a) Requested (b) Received		
3a.	Type of Application	Permission	1	1.	2.		
4.	Submitted by	Name: Address:	Patrick Taaffe, 187 The Rise, 1		1		
5.	Applicant	Name: Address:	Mr Keith Justia 1 Maplewood Way		Tallaght, Dublin 24.		
б.	Decision	O.C.M. No.	0251	Effect RP REFUSE	PERMISSION		

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	Date 02/02/2001				
Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION			
Appeal Lodged	01/03/2001	Written Representations			
Appeal Decision	15/11/2001	Refuse Permission			
Material Contravention					
Enforcement	Compensation	Purchase Notice			
Revocation or	Amendment				
E.I.S. Request	ed E.I.S. Received	E.I.S. Appeal			
Registrar	Date	Receipt No.			
	Appeal Lodged Appeal Decision Material Contr Enforcement Revocation or E.I.S. Request	GrantO.C.M. No. DateAppeal Lodged01/03/2001Appeal Decision15/11/2001Material ContraventionMaterial ContraventionEnforcementCompensationRevocation or AmendmentE.I.S. ReceivedH.I.S. RequestedE.I.S. Received			

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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 2nd 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.



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Member of An Bord Pleanála duly authorised to authenticate the seal of the Board. Dated this 15 Hay of November 2001.

PL 068.123766

An Bord Pleanála

Page 1 of 1

		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	
ĺ	Location	1 Maplewood	1 Maplewood Way, Springfield, Tallaght, Dub			
2.	Development	evelopment Attached three-bedroom terrad		aced house to		
3	Date of Application	06/12/00			ther Particulars ested (b) Received	
3a.	Type of Application	Permission		1.	1.	
<u>4</u>	Submitted by		atrick Taaffe, .87 The Rise, Bei	lgard Heights,		
5 x	Applicant	Address:	Ir Keith Justice Maplewood Way,		Tallaght, Dublin 24.	
б	Decision	0.C.M. No. 0	251	Effect RP REFUSE	PERMISSION	

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			Date 02/02/2001	RP REFUSE PERMISSION			
	7.	Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION Written Representations			
ľ,	<u>8</u> `,	Appeal Lodged	01/03/2001				
	9.	Appeal Decision					
	10.	Material Contravention					
	11.	Enforcement	Compensation	Purchase Notice			
	12. Revocation or Amendment						
13.		E.I.S. Requeste	d E.I.S. Received	E.I.S. Appeal			
	14.	 Registrar	Date	Receipt No.			

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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

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

for SENIOR ADMINISTRATIVE OFFICER

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

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT County Hall,

Town Centre, Tallaght, Dublin 24.

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

REG REF. SOOA/0838

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Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

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.
- The requirement of the Roads Department with respect to offstreet 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.

