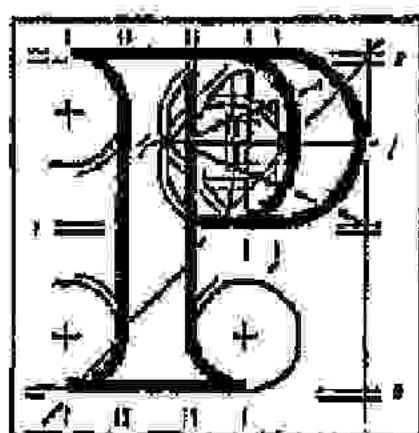


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0802	
1. Location	11 Maplewood Avenue, Springfield, Tallaght, Dublin 24.		
2. Development	Attached three bedroomed terraced house to side.		
3. Date of Application	21/11/00	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, Tallaght,		
5. Applicant	Name: B. Nolan, Address: 11 Maplewood Avenue, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0113 Date 18/01/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/02/2001	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

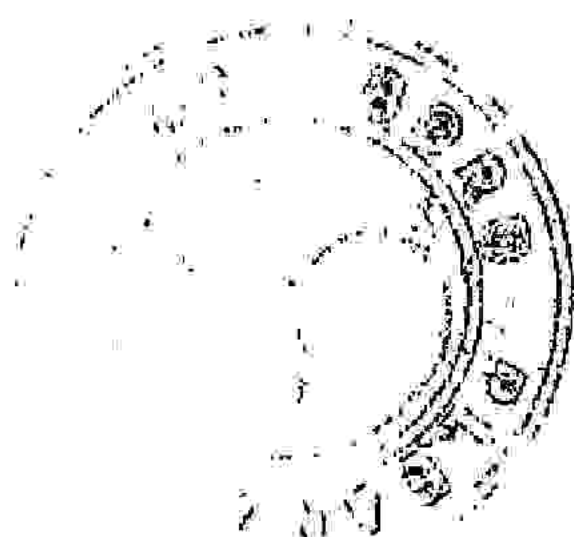
Planning Register Reference Number: S00A/0802

APPEAL by B. Nolan care of Patrick Taaffe of 187 The Rise, Belgard Heights, Tallaght, Dublin against the decision made on 18th the day of January, 2001 by the Council of the County of South Dublin to refuse a permission for development comprising the construction of an attached three bedroom terraced house to side of 11 Maplewood Avenue, 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 the 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.



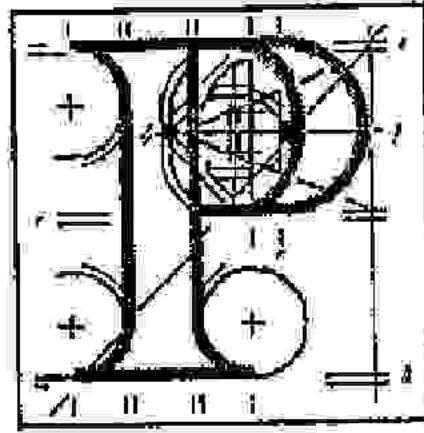
Brian Hunt

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

Dated this 15th 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/0802	
1. Location	11 Maplewood Avenue, Springfield, Tallaght, Dublin 24.		
2. Development	Attached three bedroomed terraced house to side.		
3. Date of Application	21/11/00	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, Tallaght,		
5. Applicant	Name: B. Nolan, Address: 11 Maplewood Avenue, Springfield, Tallaght, Dublin 24.		
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An Bord Pleanála



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

County South Dublin

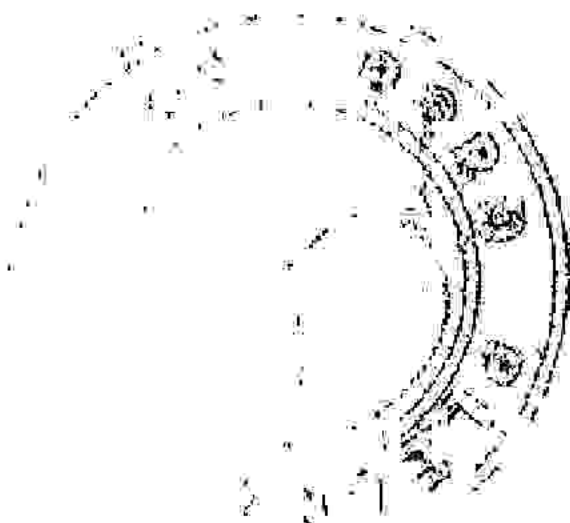
Planning Register Reference Number: S00A/0802

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Brian Hunt

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

Dated this 15th day of November 2001.

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 0113	Date of Decision 18/01/2001
Register Reference S00A/0802	Date 21/11/00

Applicant B. Nolan,

Development Attached three bedroomed terraced house to side.

Location 11 Maplewood Avenue, 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

.....*MT*.....
for SENIOR ADMINISTRATIVE OFFICER

18/01/01

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S00A/0802

Reasons

- 1 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.
- 2 The Planning Authority note that there is an existing 225mm diameter foul sewer, and a 100mm diameter watermain located within 3.5 metres and 3.0 metres respectively of the proposed development. It is a requirement of the Planning Authority that no development should occur within 5 metres of existing services. It is considered that the proposed development would be prejudicial to public health.
- 3 By virtue of the failure to provide adequate private open space provision and the failure to provide adequate car parking spaces to cater for the existing and proposed development it is considered that the development as proposed constitutes an overdevelopment of the site, would set an undesirable precedent for further such development in the area and would seriously injure the amenities of property in the vicinity.