

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0323	
1. Location	Parkwood Avenue, Tallaght, Dublin 24.		
2. Development	Erection of three storey residential block comprising eighteen two bedroom and twelve one bedroom apartments with new vehicular access and external store.		
3. Date of Application	15/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/2000 2.	1. 2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown, Co. Dublin.		
6. Decision	O.C.M. No. 1537 Date 13/07/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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**



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

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

Decision Order Number 1537	Date of Decision 13/07/2000
Register Reference S00A/0323	Date: 15/05/00

Applicant John Duffy Design Group,
Development Erection of three storey residential block comprising
eighteen two bedroom and twelve one bedroom apartments with
new vehicular access and external store.

Location Parkwood Avenue, Tallaght, Dublin 24.

App. Type Permission

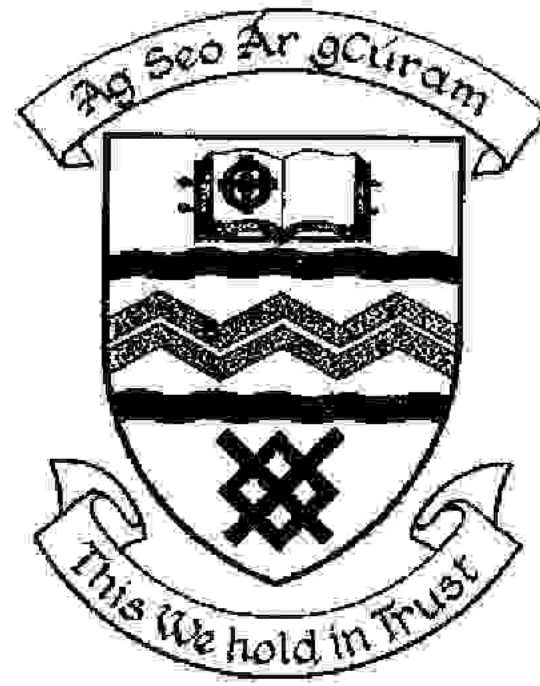
Dear Sir/Madam,

With reference to your planning application, received on 15/05/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed parking layout plan submitted is unsatisfactory in its current form. The applicant is requested to submit a revised site layout plan indicating two car spaces for each two bed unit and 1.25 spaces for each one bed unit or reducing the number of apartments in the overall development. All parking for the apartments should be provided within the current site boundary and the gate linking the site to the public house car park should be deleted.
- 2 The applicant is requested to provide for a minimum aisle width of 6 metres between parking spaces in revised plans.
- 3 With regard to water supply, the applicant is requested to submit details of the proposed watermain layout including watermain size, valve and hydrant layout and proposed point of connection to existing watermain. The applicant should ensure that the layout is in accordance with Part B of the 1997 Building Regulations.

John Duffy Design Group,
24 The Crescent,
Monkstown,
Co. Dublin.

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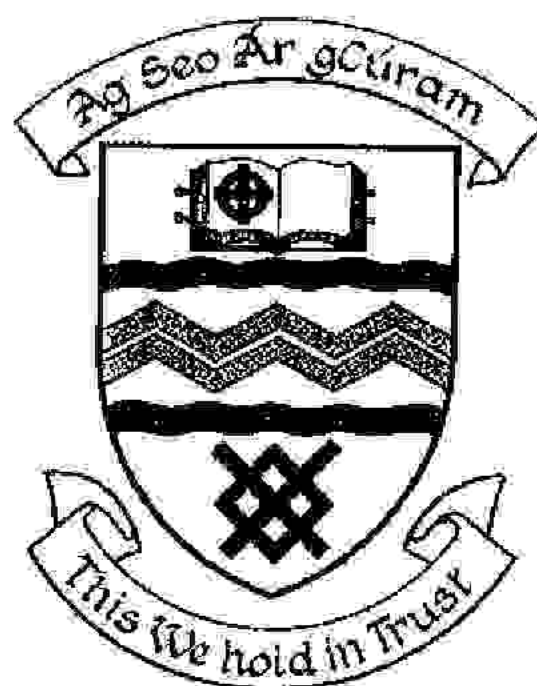
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REG REF. S00A/0323

- 4 The applicant is requested to submit a detailed tree survey indicating the location, species, age, conditions, crown spread and height of the existing trees on the site. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of the development.
- 5 The applicant is requested to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed Landscape Plan with full works specification (including time-scale for implementation) and a bill of quantities. This plan should include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting as necessary.
- 6 The applicant is requested to submit details of the measures to be adopted to protect the root systems of the existing trees located on the western boundary of the site. The applicant is requested to submit details of a system of root bridging which would be used where the wall and railing passes under the canopy of the existing trees. Details of the proposed wall and railings should be submitted to the Planning Department.
- 7 The applicant is requested to provide details of any proposed management arrangements to be put in place in relation to the maintenance of the communal open areas within the development.
- 8 It is noted that the applicant is enclosing an area of open space to the north of the site which is currently outside of the existing boundary wall. The applicant is requested to submit details of his legal interest in this area of open space and to demonstrate his legal entitlement to include it as part of the development site. The applicant is also requested to submit details sufficient to demonstrate his legal entitlement to take access to the site from Parkwood Avenue across the existing footpath.
- 9 The applicant is requested to submit details of the proposed boundary treatments to the site. This should include elevational drawings of same including details of the proposed vehicular and pedestrian access points. The

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applicant should also specify the materials and finishes to be used.

- 10 It is noted that it is proposed to construct a store on site to the south of the proposed apartment block. The applicant is requested to furnish details of this building including elevational drawings and floor plans of same. The applicant should also indicate how the proposed store will relate to residential dwellings located to the south of the site.
- 11 The applicant is requested to submit an accurate site plan scale 1:100 showing the proposed development in proximity to the adjoining dwelling at No. 19 Parkwood Avenue.
- 12 The applicant is requested to submit plans indicating a distance of 35 metres minimum between the forward most part of the front elevation of the proposed apartment block and the front elevations/windows of the houses on the opposite side of Parkwood Avenue to keep overlooking to an acceptable minimum, particularly from balconies.
- 13 In order to reduce the impact of the apartment block on the locality which consists generally of two storey housing the applicant is requested to consider ways of reducing the overall height of the block, possibly by having the second floor accommodated by way of dormers in the roofspace. The applicant is requested to submit revised plans.
- 14 The applicant is requested to submit revised plans showing all first and second floor windows in the northern side elevation as obscure glazed and all windows at first and second floor level in the southern side elevation omitted.
- 15 The applicant is requested to show north-south and east-west cross sectional plans sufficient to show the height of the proposed apartment block in relation to the heights of neighbouring properties to the west, north and south. These plans must take account of changes in site levels.

Signed on behalf of South Dublin County Council

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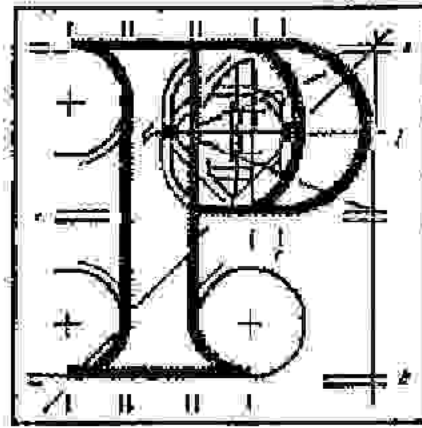
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.....*MY*.....
for Senior Administrative Officer

13/07/00

	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/0323	
1. Location	Parkwood Avenue, Tallaght, Dublin 24.		
2. Development	Erection of three storey residential block comprising eighteen two bedroom and twelve one bedroom apartments with new vehicular access and external store.		
3. Date of Application	15/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/2000 2.	1. 22/12/2000 2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown, Co. Dublin.		
6. Decision	O.C.M. No. 0433 Date 23/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	13/03/2001	Written Representations	
9. Appeal Decision	03/07/2001	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/0323

APPEAL by John and Denise Delappe of 11 Parkwood Road, Old Bawn, Dublin and by others against the decision made on the 23rd day of February, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to John Duffy Design Group of 24 The Crescent, Monkstown, County Dublin for development described in the public notice as the erection of three-storey residential block comprising 18 two bedroom and 12 one bedroom apartments with new vehicular access and external store at Parkwood Avenue, Tallaght, Dublin (which decision was to grant subject to conditions a permission for the erection of 15 two bedroom and 9 one bedroom apartments with new vehicular access and external store):

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

SCHEDULE

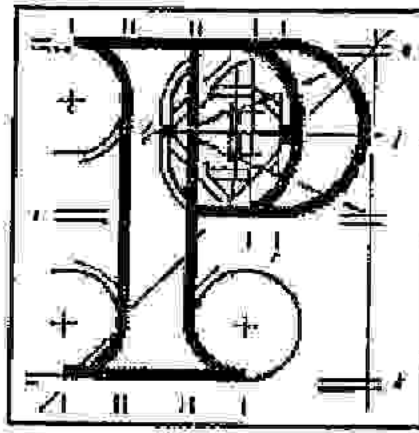
1. It is considered that the proposed apartments located within an existing housing estate, by reason of their height, scale and nature, would constitute overdevelopment of the site, would be out of character with the pattern of development in the vicinity and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development, by reason of the poor disposition and quality of open space, would constitute a substandard form of development and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 3rd day of July 2001.

An Bord Pleanála



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

County South Dublin


Planning Register Reference Number: S00A/0323

APPEAL by John and Denise Delappe of 11 Parkwood Road, Old Bawn, Dublin and by others against the decision made on the 23rd day of February, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to John Duffy Design Group of 24 The Crescent, Monkstown, County Dublin for development described in the public notice as the erection of three-storey residential block comprising 18 two bedroom and 12 one bedroom apartments with new vehicular access and external store at Parkwood Avenue, Tallaght, Dublin (which decision was to grant subject to conditions a permission for the erection of 15 two bedroom and 9 one bedroom apartments with new vehicular access and external store):

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

SCHEDULE

1. It is considered that the proposed apartments located within an existing housing estate, by reason of their height, scale and nature, would constitute overdevelopment of the site, would be out of character with the pattern of development in the vicinity and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development, by reason of the poor disposition and quality of open space, would constitute a substandard form of development and would, therefore, be contrary to the proper planning and development of the area.


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Dated this 3rd day of July 2001.