

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0318	
1. Location	13 Alderwood Drive, Tallaght, Dublin 24.		
2. Development	Adjacent two storey terraced dwelling with a single storey extension at the rear of the proposed and existing dwelling and widened vehicular access.		
3. Date of Application	12/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John Mooney, Address: 10 Thornville Road, Kilbarrack,		
5. Applicant	Name: Mr. Matthew Roche, Address: 13 Alderwood Drive, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1495  Date 10/07/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
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**



Bosca 4122,  
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**PLANNING  
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NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1495	Date of Decision 10/07/2000
Register Reference S00A/0318	Date 12/05/00

Applicant Mr. Matthew Roche,

Development Adjacent two storey terraced dwelling with a single storey extension at the rear of the proposed and existing dwelling and widened vehicular access.

Location 13 Alderwood Drive, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

10/07/00

John Mooney,  
10 Thornville Road,  
Kilbarrack,  
Dublin 5.

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REG REF. S00A/0318

**Reasons**

- 1 Section 3.4.16 of the South Dublin County Development Plan 1998 requires the provision of 60sq.m. of private open space provision (exclusive of car parking provision) behind the front building line. The provision of private open space for the existing dwelling on the site would be below this standard. Therefore, the development as proposed contravenes materially a development objective of the Development Plan and would be seriously injurious to the amenities of property in the vicinity.
- 2 The proposed dwelling will infringe an existing building line and as a result the rear of the dwelling will overlook the front garden of the adjoining dwelling at Alderwood Grove. This is compounded by the failure of the development to comply with the minimum rear garden depth of 11m as normally required by Section 3.4.16 South Dublin County Development Plan 1998. The development as proposed would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The applicant has not demonstrated that the proposed development will meet the requirements of the Environmental Services Department of the County Council. A grant of Planning Permission without satisfactory resolution of these matters must be considered to prejudicial to public health.
- 4 The proposed development would be contrary to Section 3.4.13 of the Development Plan relating to development on side/corner gardens in that it would have an adverse impact on the character of the streetscape and residential amenity, would not maintain Development Plan standards for both the existing and proposed dwellings and would infringe an existing building line it is appropriate to maintain. As such the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.