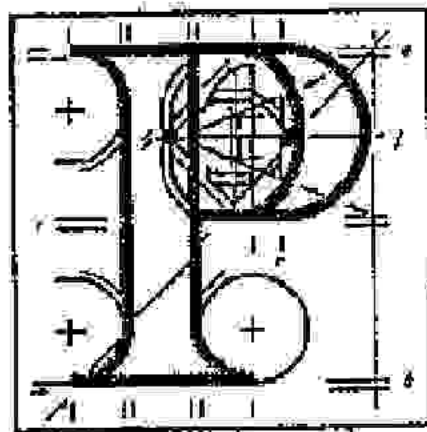


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0205	
1. Location	70 Maplewood Drive, Springfield, Tallaght, Dublin 24.		
2. Development	2 storey detached dwelling at side garden, with pedestrian and vehicular access from Maplewood Park.		
3. Date of Application	28/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul D. Griffin Dip.Arch., MRIAI DPM, Address: 8 Rostrevor Terrace, Orwell Road,		
5. Applicant	Name: Maureen Keegan, Address: 70 Maplewood Drive, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1128 Date 25/05/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	26/06/2000	Written Representations	
9. Appeal Decision	25/10/2000	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/0205

APPEAL by Maureen Keegan care of Paul D. Griffin of 8 Rostrevor Terrace, Orwell Road, Rathgar, Dublin against the decision made on the 25th day of May, 2000 by the Council of the County of South Dublin to refuse permission for development comprising a two-storey detached dwelling at side garden of 70 Maplewood Drive, Springfield, Tallaght, County Dublin with pedestrian and vehicular access from Maplewood Park:

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 policies set out in the current South Dublin County Development Plan in respect of Residential Development on Corner/Side Garden Sites, which are considered reasonable, it is considered that the proposed development, by reason of site coverage and layout, design, orientation, deficient private open space and off-street parking provision, would be out of character with the existing residential development, would be visually dominant on Maplewood Park and would lead to congestion and additional on-street car parking. As a result, the proposed development would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and development of the area.

Rosaleen Noonan

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

Dated this 25th day of October 2000.

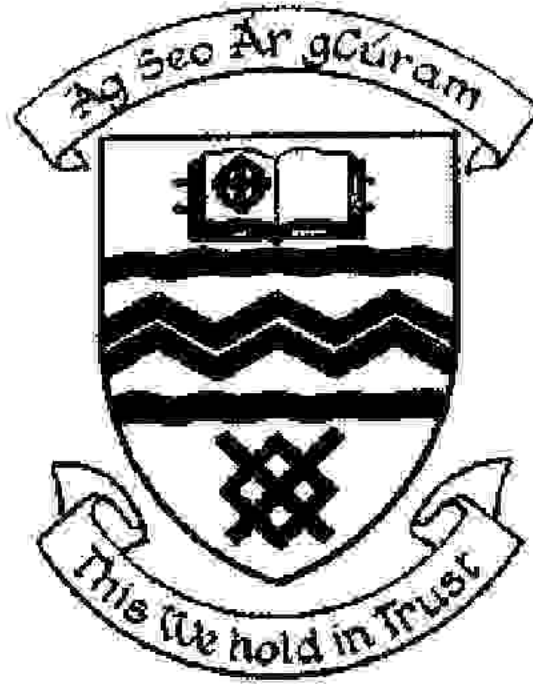
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0205	
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5. Applicant	Name: Maureen Keegan, Address: 70 Maplewood Drive, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1128 Date 25/05/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
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14. Registrar Date Receipt No.	

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

Decision Order Number 1128	Date of Decision 25/05/2000
Register Reference S00A/0205	Date 28/03/00

Paul D. Griffin Dip. Arch., MRIAI DPM,
8 Rostrevor Terrace,
Orwell Road,
Rathgar,
Dublin 6.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

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

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

REG REF. S00A/0205

Reasons

- 1 The design and orientation of the proposed dwelling is considered to be out of character with existing development in the Maplewood Estate. As such a grant of planning permission would have an adverse impact on the streetscape and adjoining residential amenity, would set an undesirable precedent for further such development in the area and would contravene materially a development objective of the South Dublin County Development Plan, 1998 as stated in Section 3.4.13 thereof, concerning development on corner/side garden sites. The development would seriously injure the amenities of property in the vicinity.
- 2 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. In the event of off street car parking being provided this requirement will not be met. The Development Plan also requires a normal rear garden depth of 11 metres for 2 storey dwellings. A rear garden depth of 1 metre is shown on the lodged plans. The development as proposed contravenes materially a development objective of the Development Plan, would result in over development of the site and would seriously injure the amenities of property in the vicinity.
- 3 Insufficient information has been lodged in respect of the water supply and drainage arrangements of the site. A grant of planning permission would be prejudicial to public health.
- 4 No provision is made for off street car parking. The development as proposed would result in on street parking at the end of the cul-de-sac where a hammerhead is not provided. The development as proposed would be contrary to the proper planning and development of the area.