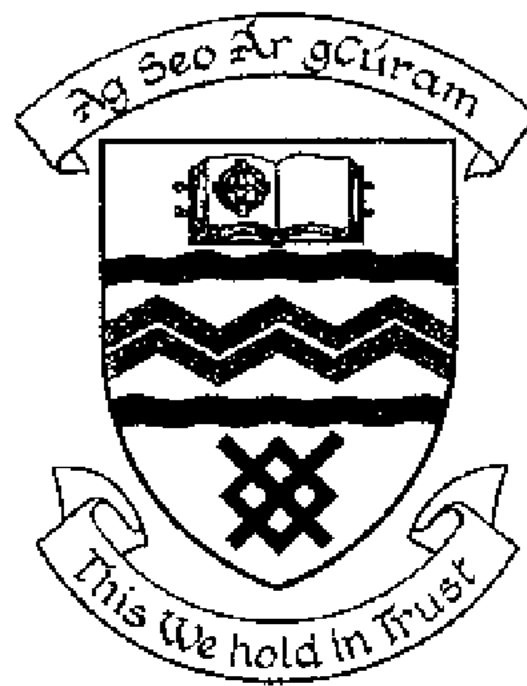


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0679	
1. Location	16 Alderwood Rise, Springfield, Tallaght, Dublin 24.		
2. Development	Single Dwelling.		
3. Date of Application	29/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Mark O' Brien, Address: 16 Alderwood Rise, Springfield,		
5. Applicant	Name: Mr. Mark O'Brien, Address: 16 Alderwood Rise, Springfield, Tallaght Dublin 24.		
6. Decision	O.C.M. No. 2588 Date 25/11/1999	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2588	Date of Decision 25/11/1999
Register Reference S99A/0679	Date 29/09/99

Applicant Mr. Mark O'Brien,

Development Single Dwelling.

Location 16 Alderwood Rise, 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 OUTLINE PERMISSION in respect of the above proposal.

for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

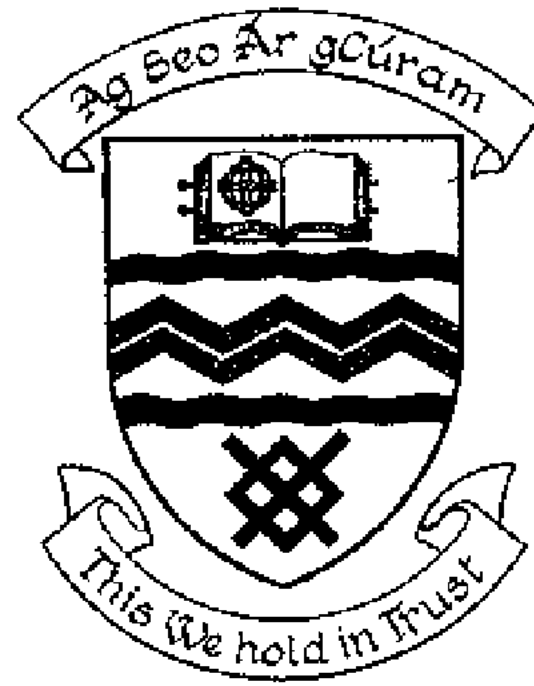
..... 25/11/99
for SENIOR ADMINISTRATIVE OFFICER

Mr. Mark O'Brien,
16 Alderwood Rise,
Springfield,
Tallaght,
Dublin 24.

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REG REF. S99A/0679

Reasons

- 1 There is inadequate space provided for between the nearest flank walls of the existing property and the proposed dwelling. This would result in an inability to provide adequate maintenance for either house and would not meet the 2.3 metre minimum standard required by Section 3.4.19 of the South Dublin County Development Plan 1998.
- 2 The proposed dwelling would cause an infringement of the building line to properties located to the rear of the property. This would detract from the visual character of this part of the estate and would seriously injure the amenities of property in the vicinity.
- 3 The proposed rear garden of the dwelling would back onto the existing front garden of the property located to the rear of the proposed dwelling and is less than the 11 metre minimum length normally expected by the Development Plan. This would seriously detract from the residential amenities of both properties and would be contrary to the proper planning and development of the estate and would seriously injure the amenities of property in the vicinity.
- 4 The applicant proposes to build within 5m of a 100m diameter watermain. The proposed development would therefore be contrary to the proper planning and development of the area and prejudicial to public health.
- 5 The existing dwelling would be left with less than the 60sq.m. minimum area of private open space behind the front building line required by Section 3.4.16 of the Development Plan.
- 6 The proposal does not include provision for the parking of two cars in the curtilage of the proposed house. This is considered necessary on this corner site in the interest of road safety and as such the proposed development would endanger public safety by reason of traffic hazard.