

91A/1058

Mary Whelan,  
Planning Officer,  
Alderwood Residents Assoc.,  
18 Alderwood Park,  
Old Blessington Road,  
Dublin 24.

8 June 1993

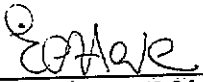
RE: Land between 57/65 Alderwood Green, Springfield.

Dear Ms. Whelan,

I refer to the copy of your letter to An Bord Pleanala, regarding lands at Alderwood Green, which was received here on 2nd June, 1993. This concerns the grant of Outline Permission by the Board for a pair of dwellings on a site between 57 and 65 Alderwood Green, in Springfield.

This application was submitted to the Council on 25th June, 1991, (Reg. Ref. 91A/1058) and was the subject of a Decision to Refuse Outline Permission for 2 reasons, a copy of this Decision is attached. As you are aware, this Decision was reversed on appeal.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

(EO'H/CM)

Encl.

# DUBLIN COUNTY COUNCIL

£ 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Mr. John McKone, Register Reference No. 91A-1058  
The Gables, Planning Control No. ....  
Whitshed Road, Application Received 25.06.1991  
Greystones, Co. Wicklow. Additional Information Received.....  
Applicant J. McKone.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 3937/91 dated 22.08.1991 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION APPROVAL~~

For pair of semi-detached houses between nos. 57-65, Alderwood Green  
(formerly sites 379-380) Springfield, Tallaght, Dublin 24.  
for the following reasons:

1. The lands concerned are dedicated to public open space.
2. The proposed development would materially contravene conditions 1 and 3 of planning permission Reg. Ref. C 2063.

Signed on behalf of the Dublin County Council .....  
*[Signature]*  
for PRINCIPAL OFFICER  
Date 22.08.1991

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1.* An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

CC MH EOH  
**Alderwood Residents Association**

**Park - Avenue - Way**

**Secretary: Grace Convery,**

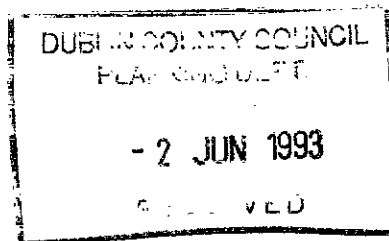
18 Alderwood Park, Old Blessington Rd., Dublin 24. Telephone: 513623.

48 Alderwood Park  
Tallaght  
Dublin 24

Telephone: 513907

20 May 1993

Mr. Carlton  
Bord Pleanala  
Irish Life Centre  
Abbey Street  
Dublin 1.



Dear Sir

RE: LAND BETWEEN 57/65 ALDERWOOD GREEN, SPRINGFIELD  
(PLANNING DEPT. REF: McKONE 91a/1058. DEV. DEPT. REF: LD 531)

further to our telephone conversation of 18.5.93, could you please explain for the benefit of this Association how Mr. John McKone came to be granted outline planning permission for two houses on above lands?.

The land in question is in the ownership of Dublin County Council (freehold) and is designated open space for the Residents of Springfield!. There is great concern in this area regarding this and other developments of a similar nature, so we would appreciate a reply in writing from you as soon as possible please.

Yours sincerely

*Mary Whelan*

Mary Whelan  
Planning Officer

- c.c. 1) Dublin County Council  
Planning Department  
Block 2  
Irish Life Centre  
Abbey Street  
Dublin 1
- 2) Dublin County Council  
Development Dept.  
P.O. Box 174  
11 Cearnog Parnell  
Dublin 1

GB

Springfield,  
Tallaght,  
Dublin 24.

**OBJE**

30th July 1991.

02.07.91

Dear Sir,

I wish to lodge an objection to planning permission which is being sought for two semi detached houses between 57 and 65 Alderwood Green (formerly sites 379 and 380 Springfield, Tallaght.)

There are several points on which I wish to base my objection:

1. I bought my house on the understanding that it would be an end house.
2. I have built an extension on the rear of the property, installing three extra windows in order to increase the amount of light entering the house, this will be blocked off if these houses are built.
4. Due to the inclusion of the new windows, any property built will encroach on my privacy.

As you will appreciate after twenty years the plans for these houses will cause considerable inconvenience to myself and my family.

Yours faithfully,

*J. Edmond*

# DECISIONS

## APPEALS CHECK LIST

REG. REF. NO. 91A/1058

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.T.E.:	—
	Appeal Decision: AO.	✓
	Appeal Date: 12/2/92.	✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT — <i>Assessed!</i>	✓
7	TO L. DOYLE FOR NOTING	+ <i>Noted</i>

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55  
 GRANT:.....62  
 WITHDRAWN:.....54  
 CONDITIONS:.....53



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/1058

Date : 19th September 1991

Dear Sir/Madam,

Development : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites  
379-380) Springfield, Tallaght

Applicant : J. McKone

App. Type : OUTLINE PERMISSION

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to REFUSE OUTLINE PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of 15.

Yours faithfully,

*L. D.*  
.....

for PRINCIPAL OFFICER

T. Edmond,  
57 Alderwood Green,  
Springfield,  
Tallaght.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/1058

Date : 23rd August 1991

Dear Sir/Madam,

Development : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites  
379-380) Springfield, Tallaght

Applicant : J. McKone

App. Type : OUTLINE PERMISSION

I wish to inform you that by order dated 22.08.91 it was decided to REFUSE OUTLINE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [ 9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m. ] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanála against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanála, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála will be invalid unless the correct fee is received by An Bord Pleanála within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

T. Edmond,  
57 Alderwood Green,  
Springfield,  
Tallaght.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/1058

Date : 23rd August 1991

Yours faithfully,

..... L. D. ....

for PRINCIPAL OFFICER



Councillor Charles O'Connor,  
32 Ashgrove,  
Tallaght,  
Dublin 24.

Our Ref.: 91A/1058

23 August 1991


RE: Proposed pair of semi-detached houses between nos. 57-65  
Alderwood Green (formerly sites 379-380) Springfield,  
Tallaght, Dublin 24 for J. McKone.

Dear Councillor O'Connor,

I refer to your recent representations on behalf of Mr. J. McKone  
in connection with the above planning application.

I now wish to inform you that by Order dated 22nd August, 1991,  
it was decided to refuse Outline Permission.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

57 Alderwood Green,  
Springfield,  
Tallaght,  
Dublin 24.

*PC*  
**OBJECT**

91A/1058  
704

30th July 1991.

PLACEMENT  
- 6 AUG 1991  
CONTROL

0 2. AUG 91

Dear Sir,

I wish to lodge an objection to planning permission which is being sought for two semi detached houses between 57 and 65 Alderwood Green (formerly sites 379 and 380 Springfield, Tallaght.)

There are several points on which I wish to base my objection:

1. I bought my house on the understanding that it would be an end house.
2. I have built an extension on the rear of the property, installing three extra windows in order to increase the amount of light entering the house, this will be blocked off if these houses are built.
4. Due to the inclusion of the new windows, any property built will encroach on my privacy.

As you will appreciate after twenty years the plans for these houses will cause considerable inconvenience to myself and my family.

Yours faithfully,

*J. Edmunds*





Bloc 2, Ionad Bheatha na h'Eireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Mr. D. Drumgoole,  
Principal Officer,  
Development Department,  
11 Parnell Square,  
Dublin 1.

91A/1058

9 June 1993

RE: Land between 57/65 Alderwood Green, Springfield.

Please find copy of my reply to letter dated 20th May, 1993, from  
Ms. Mary Whelan, Planning Officer, Alderwood Residents  
Association, regarding the above.

EO' H  
Administrative Officer.

(EO'H/CM)

COMHAIRLE CHONTAE ATHA CLIATH

MEETING OF THE SOUTH DUBLIN PLANNING SUB-COMMITTEE - 8/9/92

ITEM NO. 35

QUESTION: Councillor C. O'Connor

"To ask the Manager to please detail the planning permission which exists for the land at 57-65 Alderwood Green and in reporting, will he please indicate if there has been any confirmation from the developer that he intends to proceed with the building?"

REPLY:

Outline planning permission was granted on 12th February, 1992 by An Bord Pleanála on appeal for the construction of a pair of semi-detached houses between 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght.

It will be necessary for the developer to submit detailed plans for approval before commencing development on the site. No application for approval has been received to date.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1058.  
DEVELOPMENT: A pair of semi-detached houses.  
LOCATION: Between Nos. 57-65 Alderwood Green (Formerly sites 379-380) Springfield, Tallaght.  
APPLICANT: J. McKone.  
DATE LODGED: 25.6.91.

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No Roads objection subject to lowering of footpath at access to requirements of Area Engineer, Roads Maintenance.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	18.09.91
Time .....	9.30

TR/BMcC  
12.9.91.

SIGNED: *Terence Ryan* ENDORSED: *C.F. B...*  
DATE: 12/9/91 DATE: 12/9/91

P/1641/92

EN 1151

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

FINANCIAL CONTRIBUTION :-
AMOUNT €
F Outline
Resubmitted

Standard w/c  
at appeal  
Step

Proposed pair of semi-detached houses between nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin 24 for J. McKone. By Order P/3937/91, dated 22nd August, 1991 the Council made a decision to REFUSE OUTLINE PERMISSION for this proposal. On appeal, An Bord Pleanála made the following order on 12th February, 1992:-

PL6/5/86741

### AN BORD PLEANÁLA

#### LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1058

APPEAL by John McKone of The Gables, Whitshed Road, Greystowns, Co. Wicklow against the decision made on the 22nd day of August, 1991 by the Council of the County of Dublin to refuse outline permission for development comprising the construction of a pair of semi-detached houses between 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

#### FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be seriously injurious to the amenities of properties in the vicinity and would otherwise be in accordance with the proper planning and development of the area.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

PL6/5/86741

### SECOND SCHEDULE

1. The proposed development shall be consistent in scale and design with the existing houses in the vicinity; the houses shall be placed centrally on the site and shall maintain the building line established by the block of houses immediately to the north.

Reason: In the interests of visual and residential amenity.

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of services which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council at approval stage or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of services which will facilitate the proposed development.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

PL 6/5/86741

With regard to condition no. 2 the financial contribution will be assessed at approval stage.

Order Noted:	L.D.	<i>[Signature]</i>
Date:	3 <sup>rd</sup> APRIL '92	ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.		
Dated	10 <sup>th</sup> day of	FEBRUARY 1992

## COMHAIRLE CHONTAE ÁTHA CLIATH

### Record of Executive Business and Manager's Orders

Outline planning permission for a pair of semi detached houses between nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin 24 for J. McKone.

Mr. John McKone,  
The Gables,  
Whitshed Road,  
Greystones,  
Co. Wicklow.

Reg. Ref. 91A-1058  
Appl. Rec'd: 25.06.1991  
Floor Area:  
Site Area: 512.50 sq. m.  
Zoning:

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Report of the Dublin Planning Officer, dated 20 August 1991

This is an application for PERMISSION for 2 semi-detached houses between no. 57-65 Alderwood Green, Springfield, Tallaght.

There is a forward planning history on the site (file ref. T12/32). The land was conditioned as public open space in the planning permission granted for residential development at Springfield (Reg. Ref. C2063) in 1971, and was subsequently formally dedicated on 22nd December, 1977.

There have been complaints from the residents of Alderwood Green concerning youths congregating and causing nuisance in this area.

An application (file ref. 90A-441) from the residents of 57 and 65 Alderwood Green to incorporate part of the open space into the gardens was refused on 11th May, 1990, for two reasons -

- (1) The lands concerned were conditioned open space.
- (2) The proposed development would contravene condition 1, 3 of planning permission Reg. Ref. C 2063.

Development Department are currently investigating using the land for infill Council housing, (see Development Department memo dated 15th May, 1991, on file) however, Development Department have confirmed that they would have no objection to private housing on the site.

#### Departmental Reports

Parks Department report dated 25th July, 1991, states that the site is dedicated public open space and recommends refusal.

Sanitary Services report dated 1st August, 1991, raises no objection.

#### Representations

A letter of objection dated 30th July, 1991, has been noted.

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Outline planning permission for a pair of semi detached houses between nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin 24 for J. McKone.

(Continued)


### Planning Comment

Alternative pedestrian routes eastwards are available to the north and south of this site. However, as the land is dedicated to public open space permission should be refused.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (2) Reasons:-

1. The lands concerned are dedicated to public open space.
2. The proposed development would materially contravene conditions 1 and 3 of planning permission Reg. Ref. C 2063.

(RC/DK)

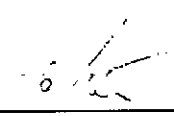
Endorsed:-   
for Principal Officer

  
For Dublin Planning Officer

21.8.91

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE OUTLINE PERMISSION for the above proposal is hereby made by the Council for the (2) reasons set out above and OUTLINE PERMISSION is REFUSED accordingly.

Dated: 23 August, 1991.

  
Approved Officer.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 5th August, 1991.

TR/32.

Register Reference : 91A/1058

Date : 5th July 1991  
Friday 2nd Aug.

Development : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites  
379-380) Springfield, Tallaght

Applicant : J. McKone

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 25th June 1991

Attached is a copy of the application for the above development .Your  
report would be appreciated within the next 28 days.

Yours faithfully,

*Paul Tolson*

for PRINCIPAL OFFICER

Rfa . Please deal with this.

Kusar  
22/7/91

Development Plan Team  
Planning Dept.

~~10/4~~

Geraldine Bootman.

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department.

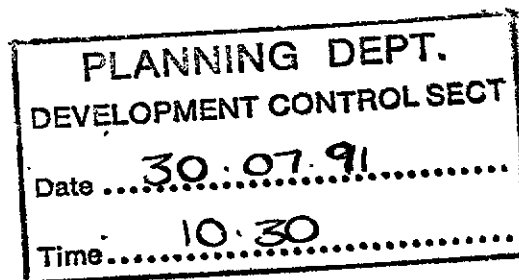
Our Ref.  
Your Ref.  
Date 25.07.1991

RE/ Housing at Alderwood Green, Tallaght. Reg. Ref. 91A/1058.

The lands, subject of this application, are conditioned and dedicated public open space. Accordingly, any proposal to construct housing at this location should be refused.

A handwritten signature in black ink, appearing to read 'Geraldine Bootman'.

SENIOR PARKS SUPERINTENDENT



Register Reference 91A/1058

Re: Pair of Semi-detached houses between no. 57 - 65 Alderwood Green, Springfield, Tallaght.

This is an application for 2 semi-detached houses between no. 57 - 65 Alderwood Green, Springfield, Tallaght.

There is a forward planning history on the site (file ref. T12/32). The land was conditioned as public open space in the planning permission granted for residential development at Springfield (reg. ref. C2063) in 1971, and was subsequently formally dedicated on 22nd December, 1977.

There has been repeated complaints from the residents of Alderwood Green concerning youths congregating and causing nuisance in this area.

An application (file ref. 90A/441) from the residents of 57 and 65 Alderwood Green to incorporate part of the open space into the gardens was refused on 11th May, 1990 for two reasons -

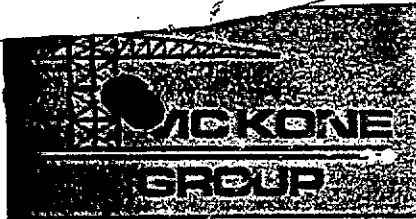
- (1) The lands concerned were conditioned open space.
- (2) The proposed development would contravene condition 1, 3 of planning permission reg. ref. C2063.

In response to residents complaints Development Department are currently investigating using the land for infill Council housing, however Development Department have confirmed that they would have no objection to private housing on the site.

From a forward planning viewpoint there would appear to be no objection to the loss of this area as public open space. The land is of no apparent amenity or recreational benefit to residents given its location between 2 existing dwellings and the fact that there is no direct overlooking of the area. As a result forward planning has no objection to the erection of 2 semi-detached houses on this site.

*Rita O'Donnell*  
\_\_\_\_\_  
Rita O'Donnell,  
Assistant Planner.

*SEP.*



MC KONE ESTATES LTD.

Please Note Longwood Wynnward Park, Clonskeagh, D.14. New address Tel. 2695160

LOWER PATH STREET, DUBLIN 14. TELEPHONE: 614848

RECEIVED 25 JUN 1991 9:18/1058 Reg. Sec.

Principle Officer, Development Department, Dublin County Council, P.O. Box 174, 11 Parnell Square, Dublin 1.

22nd. May 1991.

Attention of Mr. P. McCann.

Re: Plot of land between 57 & 65 Alderwood Green, Springfield, Tallaght.

Dear Sir,

We refer you to your letters of the 15th. inst. and 4th. ult..

We wish to advise you that we were contacted directly by the Residents Association regarding traffic and other matters concerning Springfield and we recently met some members at Springfield. The Residents expressed concern and were opposed to Local Authority housing on the above plot. This plot of land was originally earmarked as a pedestrian link to a proposed distributor road. As it is not now intended to implement this proposed use, we submit that, as we still remain the legally registered owners of the plot, we would undertake to transfer, as already agreed between ourselves and Dublin County Council, the splayed areas to adjoining house owners and we would seek permission for private housing on the remainder of the plot.

As you are probably <sup>Aware</sup> we have already facilitated transfer of pedestrian ways to adjoining house owners in Springfield and Millbrook Lawns where planning permission was granted to extinguish same.

We look forward to hearing from you.

Yours faithfully,

John McKone.

66

SS

Ⓟ

Register Reference : 91A/1058

Date : 5th July 1991

Development : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght

Applicant : J. McKone

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 25th June 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. CC  
 - 9 JUL 1991  
 SAN SERVICES  
 for PRINCIPAL OFFICER  
 - 5/10/91

*Paul John*

*JJ*

Date received in Sanitary Services

FOUL SEWER

*Available.*

SURFACE WATER

*Available.*

*(Handwritten mark)*

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*W. Sullivan 21/7/91.*



Register Reference : 91A/1058

Date : 5th July 1991

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY. ....

*Available for joint water storage  
to be provided.*

*J. Stanley 19/8/91  
16/7/91*

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

*JG CJA  
1/8/91*

DUBLIN COUNTY COUNCIL  
 PLANNING AND BUILDING CONTROL DEPARTMENTS

Register Reference : 91A/1058

Date Received : 25th June 1991

Applicant : J. McKone

Appl. Type : OUTLINE PERMISSION

Development : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght

PLEASE INDICATE THE DEPARTMENTS/PUBLIC BODIES TO WHICH THIS APPLICATION SHOULD BE REFERRED.

SANITARY SERVICES DEPT.	<input checked="" type="checkbox"/>	WATER	<input type="checkbox"/>
		FOUL SEWER	<input type="checkbox"/>
		SURFACE WATER	<input type="checkbox"/>
ROADS DEPT.	<input checked="" type="checkbox"/>	ENVIRONMENTAL HEALTH OFFICER	<input type="checkbox"/>
PARKS DEPT.	<input type="checkbox"/>	DEVELOPMENT PLAN TEAM	<input checked="" type="checkbox"/>
FIRE OFFICER	<input type="checkbox"/>	DEVELOPMENT DEPT.	<input type="checkbox"/>
AN TAISCE	<input type="checkbox"/>	BORD FAILTE	<input type="checkbox"/>
AN COMHAIRLE EALAOIN	<input type="checkbox"/>	OFFICE OF PUBLIC WORKS	<input type="checkbox"/>
DEPARTMENT OF DEFENCE	<input type="checkbox"/>	DUBLIN CORP. WATERWORKS DEPT.	<input type="checkbox"/>
FORWARD PLANNING	<input type="checkbox"/>	OTHER [SPECIFY]	<input type="checkbox"/>
ZONING	<input type="checkbox"/>	HISTORY REQUIRED	<input checked="" type="checkbox"/>

REFER TO G.B. EXECUTIVE PLANNER. REFER TO ..... EXECUTIVE ENGINEER

NOTES.....  
 .....  
 .....

SIGNED R.C. ..... SIGNED .....  
 S.E.D.C. DATE 5.7.91 ..... S.E.E.

91A1058

1 March 1993

Councillor C. O'Connor,  
32, Ashgrove,  
Tallaght,  
Dublin 24.

Dear Councillor O'Connor,

I wish to refer to your recent letter regarding an application for outline planning permission submitted by Mr. J. McKone for a pair of semi-detached houses between nos. 57-65 Alderwood Green, Springfield Tallaght, Dublin 24.

I wish to inform you that the Planning Authority on the 22nd August, 1991 made a decision to refuse outline permission in respect of this proposal.

Following an appeal An Bord Pleanala on the 12th February, 1992 made a decision to grant permission in respect of this proposal.

Yours faithfully,

  
-----  
MARK WALSH  
FOR PRINCIPAL OFFICER

MW/MC



Charles O'Connor, M.C.C.

34, Ashgrove,  
Tallaght,  
Dublin 24  
Tel. 514087 (h) 729933(a)

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
24 FEB 1993  
RECEIVED

27/93  
1/9

DEAR SIR

Re outline permission  
for 2 houses FEB 92  
at 57/65 Alderwood Green.

I would be most  
grateful if you could  
confirm the position  
regarding the above  
matter.

I have had a number  
of queries locally & would  
welcome an early reply.

Yours in  
Cordial regards  
Thomas O'Connor

11541/92 CN-9759  
**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

**BELGARD**

FINANCIAL CONTRIBUTION :-
AMOUNT €
F <i>Outline</i>
<i>Permitted</i>

*Standard will be assessed at appeal stage*

Proposed pair of semi-detached houses between nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin 24 for J. McKone. By Order P/3937/91, dated 22nd August, 1991 the Council made a decision to REFUSE OUTLINE PERMISSION for this proposal. On appeal, An Bord Pleanála made the following order on 12th February, 1992:-

PL6/5/86741

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1058

APPEAL by John McKone of The Gables, Whitshed Road, Greystowns, Co. Wicklow against the decision made on the 22nd day of August, 1991 by the Council of the County of Dublin to refuse outline permission for development comprising the construction of a pair of semi-detached houses between 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be seriously injurious to the amenities of properties in the vicinity and would otherwise be in accordance with the proper planning and development of the area.

- 2 - 1/1691/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

PL6/5/86741

### SECOND SCHEDULE

1. The proposed development shall be consistent in scale and design with the existing houses in the vicinity; the houses shall be placed centrally on the site and shall maintain the building line established by the block of houses immediately to the north.

Reason: In the interests of visual and residential amenity.

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of services which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council at approval stage or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of services which will facilitate the proposed development.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

PL 6/5/86741

With regard to condition no. 2 the financial contribution will be assessed at approval stage.

Order Noted:	L.D.
Date:	13 <sup>th</sup> APRIL '92
	<i>[Signature]</i> ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated	10 <sup>th</sup> day of FEBRUARY 1992

SS

Register Reference : 91A/1058

Date : 5th July 1991

Development : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght

Applicant : J. McKone

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 25th June 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL  
 - 9 JUL 1991  
 SAN SERVICES

*Paul Job*  
 SANITARY  
 FOR PRINCIPAL OFFICER  
 - 6 AUG 1991  
 Returned *JG*

Date received in sanitary services

FOUL SEWER

*Available.*

SURFACE WATER

*Available.*

*(S)*

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*W. O'Sullivan - 21/7/91.*



Register Reference : 91A/1058

Date : 5th July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Available for zoned in 24 hour storage  
to be provided.

*[Signature]*  
16/7/91

.....  
ENDORSED *[Signature]* DATE 1/8/91

*Geraldine Boothman*  
SS

Register Reference : 91A/1058

Date : 5th July 1991

Development : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght

Applicant : J. McKone

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 25th June 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

*Paul John*  
 SAN SERVICES  
 FOR PRINCIPAL OFFICER  
 - 6 AUG 1991  
 Received *[Signature]*

Date received in Sanitary Services

FOUL SEWER

*Available.*

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... *20.08.91* .....  
 Time ..... *4.00* .....

SURFACE WATER

*Available.*

*[Handwritten mark]*

SENIOR ENGINEER,  
 SANITARY SERVICES DEPARTMENT,  
 46/49 UPPER O'CONNELL STREET,  
 DUBLIN 1.

*[Handwritten signature]*  
*21/7/91.*

Register Reference : 91A/1058

Date : 5th July 1991

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY

*Available for zoned well house storage  
to be provided.*

*J. J. [Signature]  
16/7/91*

.....  
ENDORSED \_\_\_\_\_

*[Signature]*

DATE \_\_\_\_\_

*1/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 20.08.91 .....  
Time ..... 4.00 .....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Outline planning permission for a pair of semi detached houses between nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin 24 for J. McKone.

Mr. John McKone,  
The Gables,  
Whitshed Road,  
Greystones,  
Co. Wicklow.

Reg. Ref. 91A-1058  
Appl. Rec'd: 25.06.1991  
Floor Area:  
Site Area: 512.50 sq. m.  
Zoning:

Report of the Dublin Planning Officer, dated 20 August 1991

This is an application for PERMISSION for 2 semi-detached houses between no. 57-65 Alderwood Green, Springfield, Tallaght.

There is a forward planning history on the site (file ref. T12/32). The land was conditioned as public open space in the planning permission granted for residential development at Springfield (Reg. Ref. C2063) in 1971, and was subsequently formally dedicated on 22nd December, 1977.

There have been complaints from the residents of Alderwood Green concerning youths congregating and causing nuisance in this area.

An application (file ref. 90A-441) from the residents of 57 and 65 Alderwood Green to incorporate part of the open space into the gardens was refused on 11th May, 1990, for two reasons -

- (1) The lands concerned were conditioned open space.
- (2) The proposed development would contravene condition 1, 3 of planning permission Reg. Ref. C 2063.

Development Department are currently investigating using the land for infill Council housing, (see Development Department memo dated 15th May, 1991, on file) however, Development Department have confirmed that they would have no objection to private housing on the site.

### Departmental Reports

Parks Department report dated 25th July, 1991, states that the site is dedicated public open space and recommends refusal.

Sanitary Services report dated 1st August, 1991, raises no objection.

### Representations

A letter of objection dated 30th July, 1991, has been noted.

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Outline planning permission for a pair of semi detached houses between nos. 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin 24 for J. McKone.

(Continued)

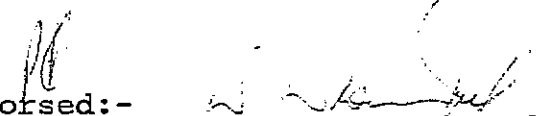
### Planning Comment

Alternative pedestrian routes eastwards are available to the north and south of this site. However, as the land is dedicated to public open space permission should be refused.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (2) Reasons:-

1. The lands concerned are dedicated to public open space.
2. The proposed development would materially contravene conditions 1 and 3 of planning permission Reg. Ref. C 2063.

(RC/DK)


Endorsed:-   
for Principal Officer

  
For Dublin Planning Officer

21.8.91

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE OUTLINE PERMISSION for the above proposal is hereby made by the Council for the (2) reasons set out above and OUTLINE PERMISSION is REFUSED accordingly.

Dated: 21 August, 1991.

  
Approved Officer.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6th August, 1991.

Geraldine Bathman -

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department.

Our Ref.  
Your Ref.  
Date 25.07.1991

RE/ Housing at Alderwood Green, Tallaght. Reg. Ref. 91A/1058.

The lands, subject of this application, are conditioned and dedicated public open space. Accordingly, any proposal to construct housing at this location should be refused.

SENIOR PARKS SUPERINTENDENT

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
Date ..... 30.07.91 .....  
Time ..... 10.30 .....

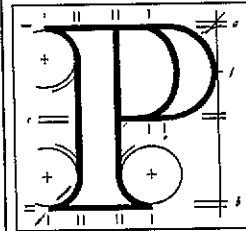
Our Ref: PL 6/5/86741  
P.A. Reg. Ref: 91A/1058

The Secretary,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

*COIT/McMcN*

*CCMH*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 13 FEB 1992

Appeal re: Construction of a pair of semi-detached houses between 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Norma O'Connor  
Norma O'Connor

Encl.

BP 352

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1058

APPEAL by John McKone of The Gables, Whitshed Road, Greystones, County Wicklow against the decision made on the 22nd day of August, 1991, by the Council of the County of Dublin to refuse outline permission for development comprising the construction of a pair of semi-detached houses between 57-65 Alderwood Green (formerly sites 379-380) Springfield, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be seriously injurious to the amenities of properties in the vicinity and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed development shall be consistent in scale and design with the existing houses in the vicinity; the houses shall be placed centrally on the site and shall maintain the building line established by the block of houses immediately to the north.

Reason: In the interests of visual and residential amenity.

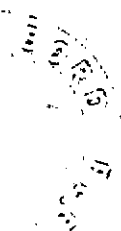


PL 6/5/86741

SECOND SCHEDULE (CONTD.)

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of services which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council at approval stage or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of services which will facilitate the proposed development.



*M. J. Conneally*

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

Dated this 12<sup>th</sup> day of February 1992.

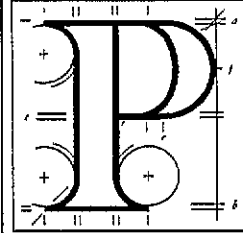
Our Ref: PL 6/5/86741  
P.A. Reg. Ref: 91A/1058

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

DEVELOPMENT  
29 OCT 1991  
CONTROL

*lec*  
*25/10*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 22nd October 1991.

Appeal re: Erect 2 houses between 57 - 65 Alderwood  
Green, Springfield, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary for  
you to furnish any comments on the correspondence, you  
may do so if you wish. Any such comments should be  
forwarded within fourteen days from the date of this  
letter to ensure that they will be taken into  
consideration in the determination of the appeal.

Please quote the above appeal reference number in any  
further correspondence.

Yours sincerely,

*Suzanne Lacey*  
Suzanne Lacey

BP 553A

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
23 OCT 1991

Councillor Charles O'Connor,  
32, Ashgrove  
Tallaght, Dublin, 24.

"The Gables"  
Whitshed Road,  
Greystones,  
Co. Wicklow,  
2.8.91.

Dear Sir,

Re: Planning Application 91A/1058.

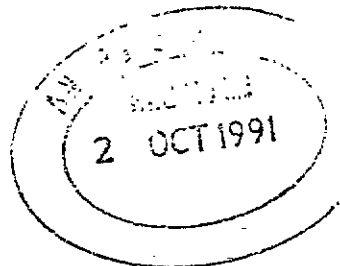
We refer to your letter of 23rd July 1991. I called out to day to see no.57, Alderwood Green and I noticed a new window in the gable at ground floor level and a new window in the extention. You will see from the attached plan that the site for the 2 houses is very deep, so these could be set back so as to clear the windows or the design could be single storey to the front and 2 storey to the rear to achieve the same result.

Dublin Co. Council recently wrote and stated they would like to build 2 houses at this location and I thought 2 private houses would be better.

Also the Council, with my agreement, allowed a group of between 7 & 10 homeowners to extend their back-gardens to take over the 2 triangles of wasteland. Solicitors for future housebuyers might kick up a fuss if there was no title documents for these extensions. I would be prepared to sell each plot for £1.00 plus my reasonable legal expenses, which is what I did when pedestrian ways were taken into people's gardens in Springfield. Perhaps you might mention this to the people involved.

Yours sincerely,

  
John McKone.



# Fianna Fail The Republican Party

From: Councillor Charles O Connor P.C.

32 Ashgrove

Tallaght

DUBLIN 24

Tel: 514087

23/91  
/7

Dear Sir.

I would appreciate  
information regarding  
your planning application  
for 2 houses at  
Alderwood Green.  
919/1058

Perhaps you would also  
note that Mrs Ann  
Edmonds 57 Alderwood  
Green

would have concerns  
regarding the proposal  
interfering with the light  
into her side window.

Fianna Fail The Republican Party

From: Councillor Charles O'Connor P.C.

32 Ashgrove  
Tallaght  
DUBLIN 24

Tel: 514087

I shall look  
forward to  
hearing from you.

Yours Sincerely  
Charles O'Connor

Please Note Longwood  
New address Wynnsward Park,  
Clonskeagh, D.14.  
Tel. 2695160

LOWER BALLINACRETT,  
DUBLIN 15.  
TELEPHONE: 814848

McKONE ESTATES LTD.

Principle Officer,  
Development Department,  
Dublin County Council,  
P.O. Box 174,  
11 Parnell Square,  
Dublin 1.

22nd. May 1991.

Attention of Mr. P. McCann.

Re: Plot of land between 57 & 65 Alderwood Green, Springfield,  
Tallaght.

Dear Sir,


We refer you to your letters of the 15th. inst. and 4th. ult..

We wish to advise you that we were contacted directly by the Residents Association regarding traffic and other matters concerning Springfield and we recently met some members at Springfield. The Residents expressed concern and were opposed to Local Authority housing on the above plot. This plot of land was originally earmarked as a pedestrian link to a proposed distributor road. As it is not now intended to implement this proposed use, we submit that, as we still remain the legally registered owners of the plot, we would undertake to transfer, as already agreed between ourselves and Dublin County Council, the splayed areas to adjoining house owners and we would seek permission for private housing on the remainder of the plot.

As you are probably <sup>aware</sup> we have already facilitated transfer of pedestrian ways to adjoining house owners in Springfield and Millbrook Lawns where planning permission was granted to extinguish same.

We look forward to hearing from you.

Yours faithfully,

  
John McKone.



Bosca 174  
P. O. Box 174  
11 Cearnog Parnell,  
11 Parnell Square,  
Baile Atha Cliath 1  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727247

Mr. John McKone,  
McKone Estates Ltd.,  
9 Lower Hatch Street,  
DUBLIN 2.

Our Ref. Dev.LD. Gen/B.

Your Ref.

Date 15th May, 1991.

Dear Sir,

I refer to my letter dated 4th April, 1991 and previous correspondence regarding a plot of land between Nos. 57 and 65 Alderwood Green, Springfield, Tallaght.

As stated in my letter of 4th April, 1991 consideration is at present being given to disposing of the splayed areas to the adjoining householders and providing Council housing on the remainder of the plot.

I should be obliged if you would let me know, as requested, if you would have any objection to this proposal.

Yours faithfully,

*P. McCann.*

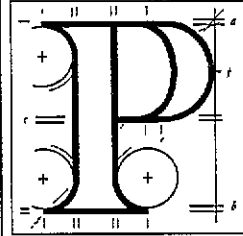
For. P. McCann,  
Senior Administrative Officer,  
Development Department.

MOS/JOR

Our Ref: PL 6/5/86741  
P.A. Reg. Ref: 91A/1058

PA

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 24th September 1991.

25 SEPT 91

**Appeal re:** Erect 2 houses between 57 and 65  
Alderwood Green, Springfield, Tallaght, County  
Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary  
for you to furnish any comments on the  
correspondence, you may do so if you wish. Any such  
comments should be forwarded within twenty-one days  
of the date of this letter to ensure that they will  
be taken into consideration in the determination of  
the appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 553



6/5/86741

57 Alderwood Green,  
Springfield,  
Tallaght,  
Dublin 24.

~~20/9/91~~

Dear Sir,

I wish to lodge an objection to planning permission which is being sought for two semi detached houses between 57 and 65 Alderwood Green (formerly sites 379 and 380 Springfield, Tallaght.)

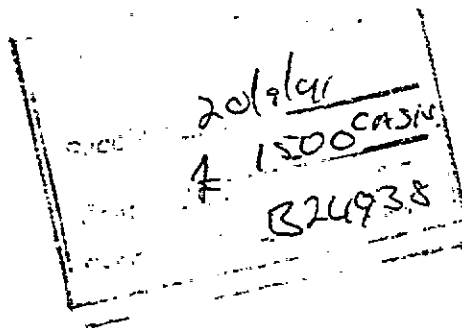
There are several points on which I wish to base my objection:

1. I bought my house on the understanding that it would be an end house.
2. I have built an extension on the rear of the property, installing three extra windows in order to increase the amount of light entering the house, this will be blocked off if these houses are built.
4. Due to the inclusion of the new windows, any property built will encroach on my privacy.

As you will appreciate after twenty years the plans for these houses will cause considerable inconvenience to myself and my family.

*J Edmonds*  
Yours faithfully,

JOHN EDMONDS



COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755  
Ext. 268/269

Planning Department,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Your Ref.: PL6/5/ 86741

23.09.91

Our Ref.: 91A-1058

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: 2 Houses between 57-65  
Alderwood green, Springfield,  
Jallaght, Co. Dublin.

Applicant: J. McKone.

Dear Sir,

With reference to your letter dated 10.09.91 I enclose herewith:-

(1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.

(3) A copy of the public notice given, i.e

IRISH PRESS 25.06.91.

(4) The plan(s) received from the applicant on 25.06.91.

(6) & (7) A certified copy of Manager's Order P/3934/91.

DATED, 22.08.91 together with technical reports in connection with the application.

(8) History File enclosed ; 90A.44/

Yours faithfully,

M. Murtagh

for Principal Officer.

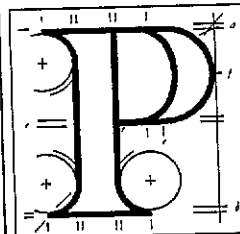
Encls.

Our Ref: PL 6/5/86741  
Your Ref: 91A/1058

*pu*

*16/9*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

13. SEPT 91

Date: 10th September 1991.

Planning authority decision re: Erect 2 houses  
between 57-65 Alderwood Green, Springfield,  
Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

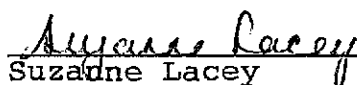
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

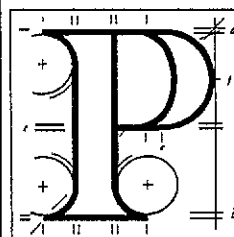
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

AN BORD PLEANALA  
Received 2/9/91  
Fee: £100-  
Receipt No. B.24693

THE GABLES,  
WHITSHED ROAD,  
GREYSTONES,  
CO. WICKLOW.

An Bord Pleanala,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

30th. August 1991.

Re: Appeal against the Decision of Dublin County Council to Refuse Outline Permission for a pair of semi-detached houses between Nos. 57-65 Alderwood Green, (formerly Sites 379-380) Springfield, Tallaght, Dublin 24. Register Ref. 91a/1058. Decision Date 22nd. August 1991.

Dear Sirs,

I wish to appeal against the above decision, a copy of which I enclose, and I enclose the prescribed fee of £100-00.

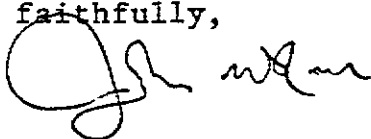
The grounds of my appeal are as follows:

There are two reasons given for refusing permission and they are in essence that the land concerned in the application is dedicated as public open space.

I fully accept that the land was originally dedicated as public open space in the original proposal for the development of Springfield. However Dublin County Council indicated by various letters including their letter dated the 15th. May 1991, copy enclosed, that the land was no longer required as a public open space link with adjoining land and they were seeking our consent for Council housing on the land. I was approached by Local Residents who expressed concern about Local Authority housing beside their private houses. I was also advised of nuisance and anti-social behaviour on the land. As the land is not now required for it's original function I respectfully submit that it will deteriorate and become derelict and a greater source of nuisance to adjoining owners if permission, which ironically Dublin County Council itself indicated it wanted, is not granted.

I look forward to your decision as soon as possible.

Yours faithfully,



John McKone.





# DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~XXXXXXXXXXXXXXXXXXXX~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

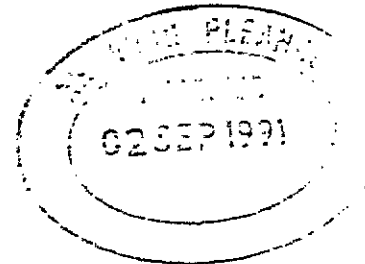
To Mr. John McKone, Register Reference No. 91A-1058  
The Gables, Planning Control No. ....  
Whitshed Road, Application Received 25.06.1991  
Greystones, Co. Wicklow. Additional Information Received.....  
Applicant J. McKone.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 3937/91 dated 22.08.1991 decided to refuse:

OUTLINE PERMISSION ~~XXXXXXXXXXXXXXXXXXXX~~

For pair of semi-detached houses between nos. 57-65, Alderwood Green  
(formerly sites 379-380), Springfield, Tallaght, Dublin 24.  
for the following reasons:

1. The lands concerned are dedicated to public open space.
2. The proposed development would materially contravene conditions 1 and 3 of planning permission Reg. Ref. C 2063.



Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER  
Date 22.08.1991

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.



Bosca 174  
P. O. Box 174  
11 Cearnog Parnell,  
11 Parnell Square,  
Baile Atha Cliath 1  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727247

Mr. John McKone,  
McKone Estates Ltd.,  
9 Lower Hatch Street,  
DUBLIN 2.

Our Ref. Dev.LD. Gen/B.

Your Ref.

Date 15th May, 1991.

Dear Sir,

I refer to my letter dated 4th April, 1991 and previous correspondence regarding a plot of land between Nos. 57 and 65 Alderwood Green, Springfield, Tallaght.

As stated in my letter of 4th April, 1991 consideration is at present being given to disposing of the splayed areas to the adjoining householders and providing Council housing on the remainder of the plot.

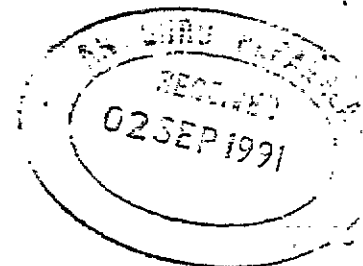
I should be obliged if you would let me know, as requested, if you would have any objection to this proposal.

Yours faithfully,

*P. McCann.*

For. P. McCann,  
Senior Administrative Officer,  
Development Department.

MOS/JOR





# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION APPROVED~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Mr. John McKone, Register Reference No. 91A-1058  
The Gables, Planning Control No. ....  
Whitshed Road, Application Received 25.06.1991  
Greystones, Co. Wicklow. Additional Information Received .....

Applicant J. McKone.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 3937/91 dated 22.08.1991 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION APPROVED~~

For pair of semi-detached houses between nos. 57-65, Alderwood Green  
(formerly sites 379-380) Springfield, Tallaght, Dublin 24.  
for the following reasons:

1. The lands concerned are dedicated to public open space.
2. The proposed development would materially contravene conditions 1 and 3 of planning permission Reg. Ref. C 2063.

Signed on behalf of the Dublin County Council .....  
*[Signature]*  
for PRINCIPAL OFFICER  
Date 22.08.1991

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/1058

Date : 26th June 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : A pair of semi-detached houses

LOCATION : Between Nos. 57-65 Alderwood Green (formerly sites  
379-380) Springfield, Tallaght

APPLICANT : J. McKone

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 25th June 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

John McKone,  
The Gables,  
Whitshed Road,  
Greystones,  
Co. Wicklow.

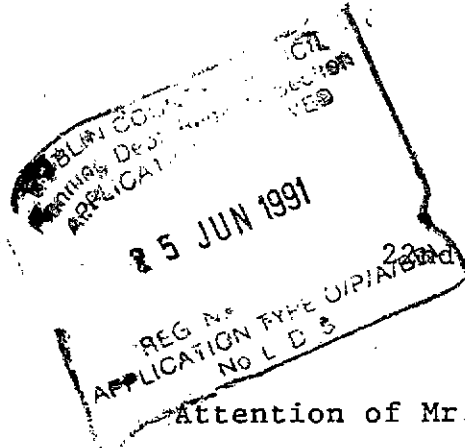


MC KONE ESTATES LTD.

Please Note Longwood  
New address Wynnsward Park,  
Clonskeagh, D.14.  
Tel. 2695160

10 LOWER HATHAWAY STREET,  
DUBLIN 4  
TELEPHONE: 614848

Principle Officer,  
Development Department,  
Dublin County Council,  
P.O. Box 174,  
11 Parnell Square,  
Dublin 1.



23rd May 1991.

Attention of Mr. P. McCann.

Re: Plot of land between 57 & 65 Alderwood Green, Springfield,  
Tallaght.

Dear Sir,

We refer you to your letters of the 15th. inst. and 4th. ult..

We wish to advise you that we were contacted directly by the Residents Association regarding traffic and other matters concerning Springfield and we recently met some members at Springfield. The Residents expressed concern and were opposed to Local Authority housing on the above plot. This plot of land was originally earmarked as a pedestrian link to a proposed distributor road. As it is not now intended to implement this proposed use, we submit that, as we still remain the legally registered owners of the plot, we would undertake to transfer, as already agreed between ourselves and Dublin County Council, the splayed areas to adjoining house owners and we would seek permission for private housing on the remainder of the plot.

As you are probably <sup>ALWAYS</sup> we have already facilitated transfer of pedestrian ways to adjoining house owners in Springfield and Millbrook Lawns where planning permission was granted to extinguish same.

We look forward to hearing from you.

Yours faithfully,

John McKone.



Bosca 174  
P. O. Box 174  
11 Cearnog Parnell,  
11 Parnell Square,  
Baile Atha Cliath 1  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727247

Mr. John McKone,  
McKone Estates Ltd.,  
9 Lower Hatch Street,  
DUBLIN 2.

Our Ref. *Dev.LD. Gen/B.*  
Your Ref.  
Date *15th May, 1991.*

Dear Sir,

*I refer to my letter dated 4th April, 1991 and previous correspondence regarding a plot of land between Nos. 57 and 65 Alderwood Green, Springfield, Tallaght.*

*As stated in my letter of 4th April, 1991 consideration is at present being given to disposing of the splayed areas to the adjoining householders and providing Council housing on the remainder of the plot.*

*I should be obliged if you would let me know, as requested, if you would have any objection to this proposal.*

*Yours faithfully,*

*P. McCann.*

For. *P. McCann,*  
*Senior Administrative Officer,*  
*Development Department.*

MOS/JOR



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
  2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
  3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
    - (a) The address of the structure or the location of the land.
    - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
    - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
  5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
    - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
    - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
      - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
    - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
  6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1. Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APPLICATIONS</u>		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

# CÓMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

[Empty box for Receipt Code]

CASH  
CHEQUE   
M.O.  
B.L.  
I.T.

N 41363

Received this 26<sup>th</sup> day of June 1991

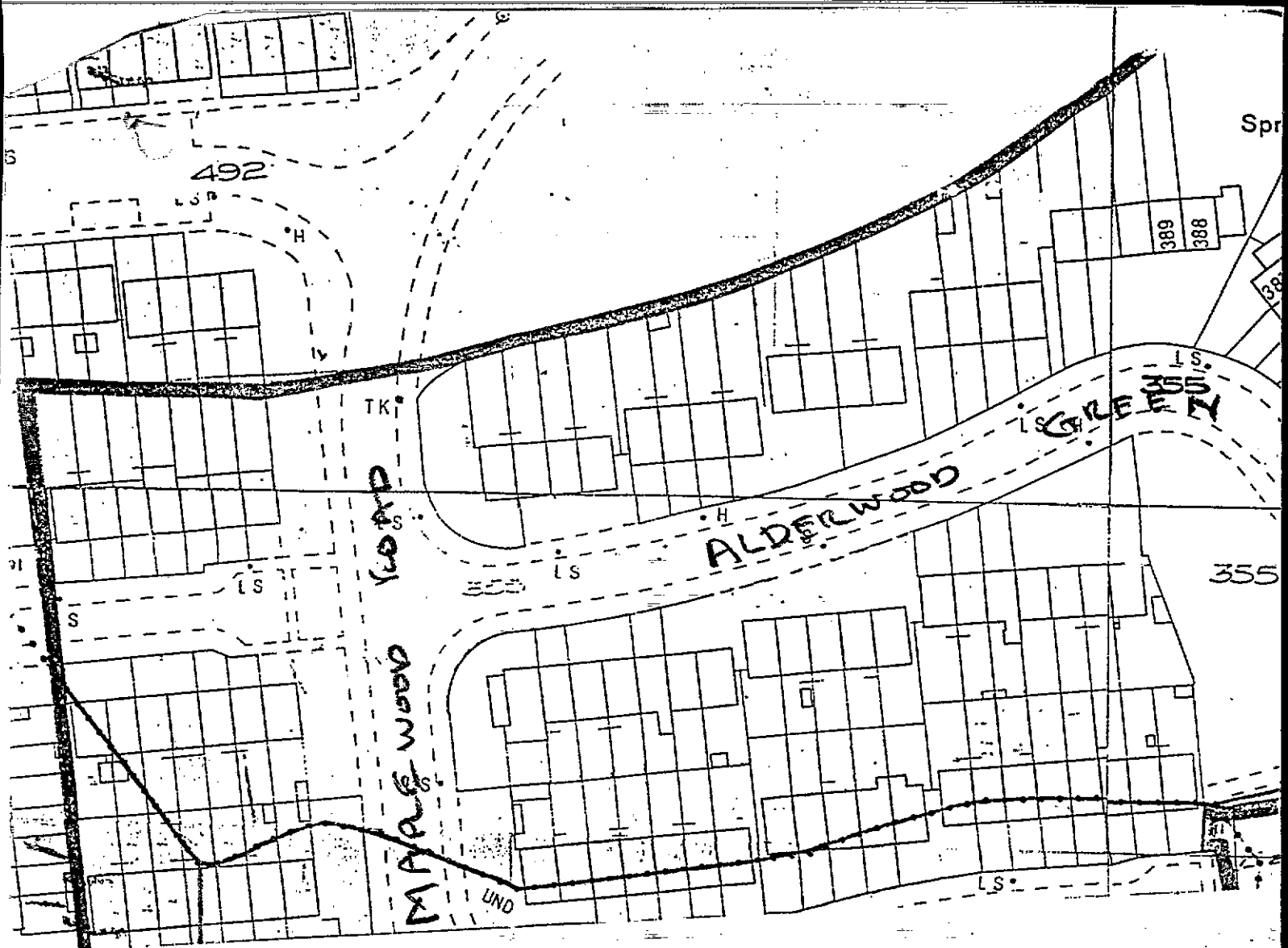
from J + A McKone  
The Gables Whitehead Rd  
Greystones 'S Wicklow.

the sum of Forty eight Pounds

for planning application at 57-65 Alderwood  
Green Springfield Talbot  
P. 105 Pence, being fee for  
Class 1

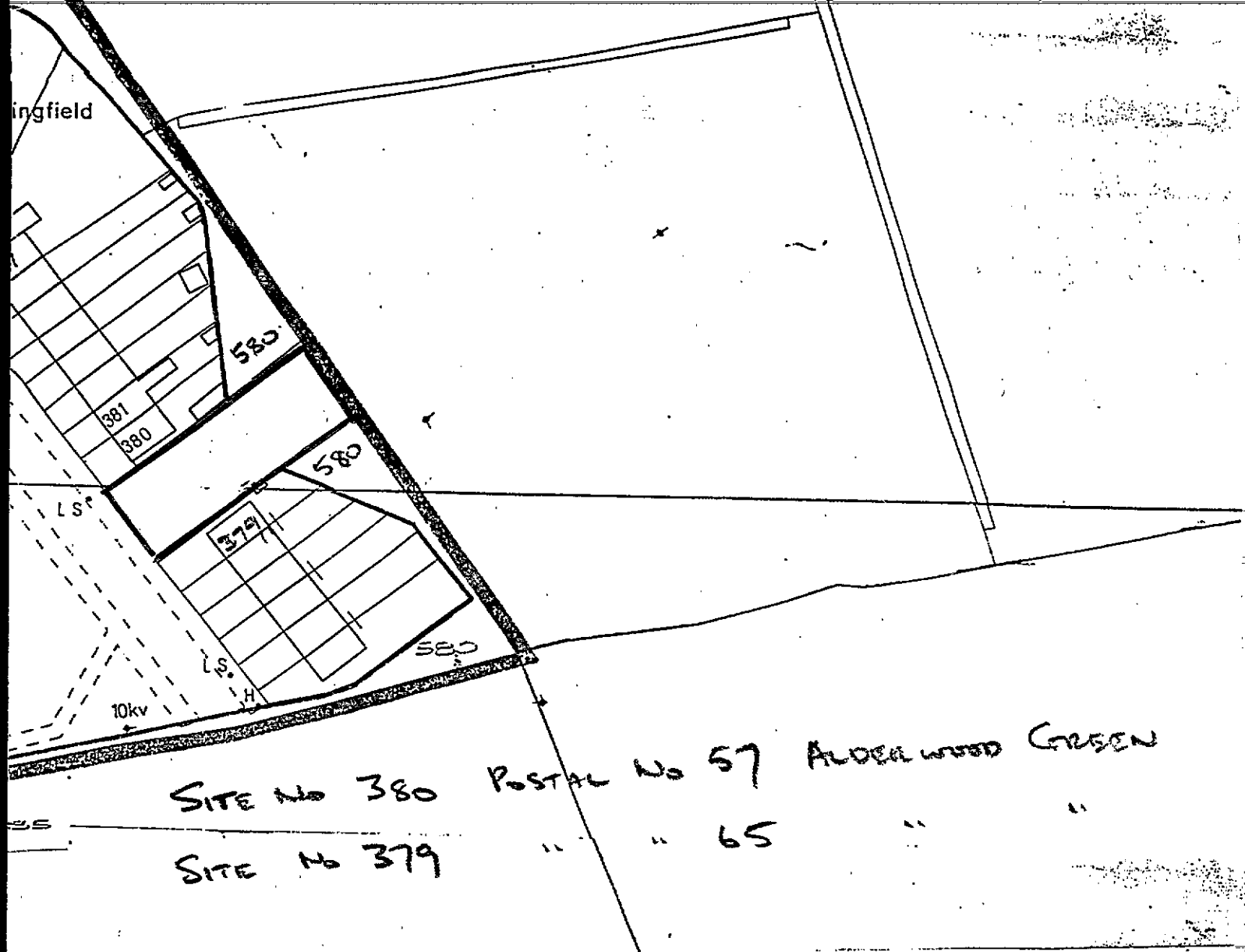
Cashier

S. CAREY  
Principal Officer: 2 Houses



DUBLIN COUNTY  
 Planning Department  
 25 JUN 1991  
 REG No 71A/1056  
 APPLICATION TYPE O/P/A/BBL  
 M. S.





SITE No 380 Postal No 57 ALDERWOOD GREEN  
 SITE No 379 " " 65 " "

EXTRACT FROM

**Land Registry**

3389/10, 15, 20  
3390/6, 11  
AND  
O.S. 21/12 (INSET)

FOLIO 1911B COUNTY DUBLIN. REGISTERED OWNER JOHN JOSEPH MCKONE.

I CERTIFY THAT THE PLOTS MARKED 580, 17, ON THE MAP  
4, 354, 355,  
240, 771A, 532, 1B.  
 HEREIN COMPRISE THE LANDS IN THE ABOVE FOLIO

This map does not show appurtenant rights or servient rights.  
 It is not conclusive evidence as to the boundaries or extent of  
 the lands (See Section 85 of the Registration of Title Act 1984).

Dated 4<sup>th</sup> of Mar. 1982.

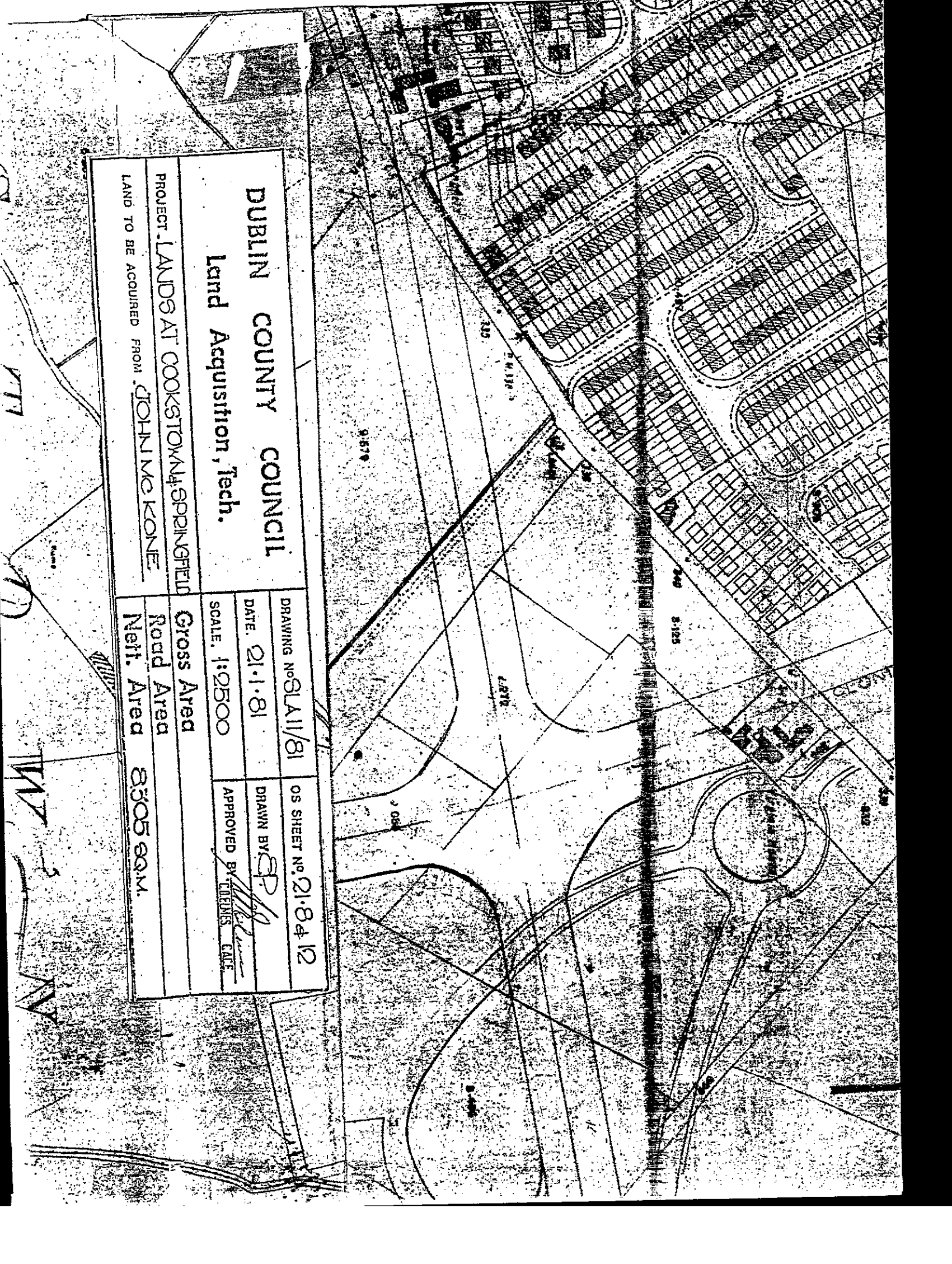
for J. J. Fallon  
 Chief Superintendent, Mapping Branch

Requisition No. DN 9895/81

24 JUNE 1991

NOTE SCALE 1:1000

This map should be read  
 in conjunction with the folio.  
 (Plan No. on 1st page).



<b>DUBLIN COUNTY COUNCIL</b> <b>Land Acquisition, Tech.</b>	
PROJECT - LANDS AT COOKSTOWN & SPRINGFIELD	
LAND TO BE ACQUIRED FROM - <u>JOHN MC KONE</u>	
DRAWING NO. SLA/11/81	OS SHEET NO. 21.84 12
DATE. 21.1.81	DRAWN BY: <i>SP</i>
SCALE. 1:2500	APPROVED BY: <i>[Signature]</i> COUNCILS. CASE
Gross Area	
Road Area	
Nett. Area	8305 SQ.M.

