

9/1A/0708

CERTIFICATE NO:

25203

Retention of access

PROPOSAL: 1 Alderwood Green, Tallaght
LOCATION: Patrick Mc Sweeney
APPLICANT:

1	2	3	4	5	6	7
CHALLENGES/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOGGED	BALANCE DUE	DATE PAID	DATE RECEIVED
Dwellings	2000					
	2000	1/16	1/16	—		
	2000					
	2000					
	2000					
	2000					
	2000					
	2000					
	2000					
	2000					
	2000					
	2000					

Date of Completion: _____ Grade: _____ Date: _____
 Date of Endorsement: _____ Grade: _____ Date: _____
 Dates 2, 3, 4, 5, 6 & 7 Certified Signed: Paul Grade: S.O Date: 10/5/91
 Dates 2, 3, 4, 5, 6 & 7 Endorsed Signed: _____ Grade: _____ Date: _____

LOCALITY GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: E/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P | 5760 | 91
AN BORD PLEANÁLA

FINANCIAL CONTRIBUTION :-
AMOUNT € NIL
F | REFUSAL

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

County Dublin

Planning Register Reference Number: 91A/728

APPEAL by Patrick Mac Sweeney care of Bryan Roe of 33 Arnold Grove, Glenageary, County Dublin against the decision made on the 24th day of June, 1991 by the Council of the County of Dublin to refuse permission for the retention of a vehicular access from the public road at 1 Alderwood Green, Tallaght, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the retention of the said vehicular access for the reason set out in the Schedule hereto.

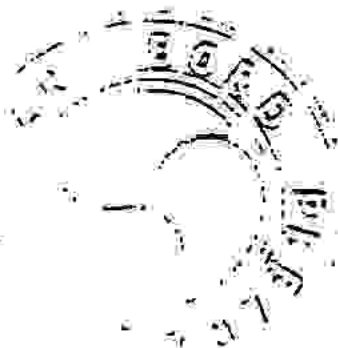
SCHEDULE

The development proposed to be retained, by reason of the traffic movements it generates, would interfere with the safety and free flow of traffic on the adjoining road and would, therefore, endanger public safety by reason of traffic hazard.

Daragh W.A. Murphy

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

Dated this 25th day of November, 1991.



Order Noted: L.D.	<i>[Signature]</i>
Dated: 3 rd DEC. 91.	ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated 10 th day of December 1991	

P/2851/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0728

Date Received : 6th May 1991

Correspondence : Bryan Roe Architect,
Name and : 33 Arnold Grove,
Address : Glenageary,
Co. Dublin.

Development : Retention of new vehicular access from public road.

Location : 1 Alderwood Green, Tallaght.

Applicant : Mr. P Mac Sweeney,

App. Type : Permission

Zoning :

NO.
(MD/BB)

Report of Dublin Planning Officer dated 18th June, 1991.

This application is for RETENTION of new vehicular access from public road at 1 Alderwood Green, Tallaght for P. MacSweeney.

In support of the application the agent for the applicant states that the vehicular entrance serves a new garage erected on the site. This is the subject of a separate planning application, Reg. Ref. 91B/509 refers *lodged 6/5/91*
and not yet decided

The applicant is stated to have 2 private cars, a van related to his business, and a third car belonging to his son. It is considered that parking these vehicles on the public road near a junction causes inconvenience and a certain amount of danger to the residents of Alderwood Green.

If access is proposed to retain is located adjacent to a T junction and access to the garage could be achieved from the original entrance with a re-design of the interior front garden.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (1) Reasons:-

REASONS FOR REFUSAL

01 The entrance proposed to retain is located adjacent to a T junction and it would ~~tend to~~ endanger public safety be reason of traffic hazard.

7

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0728

Page No: 0002

Location: 1 Alderwood Green, Tallaght.

Richard Cernino SEP
for Dublin Planning Officer 19.6.91

[Signature]
Endorsed:
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (/) reasons set out above is hereby made.

Dated : *24 June 1991*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *19 June 1991*.

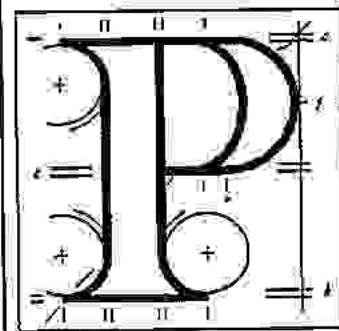
Our Ref: PL 6/5/86301
P.A. Ref: 90A/728

91 A ??

Handwritten signature
28/11

Principal Officer,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



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

26 NOV 91

Date: 25 NOV 1991

Appeal re: Retain vehicular access at 1 Alderwood
Green, Tallaght, Dublin 24.

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,

Miriam Baxter

Miriam Baxter.

Encl.

BP 352



216

AN BORD PLEANÁLA

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

County Dublin

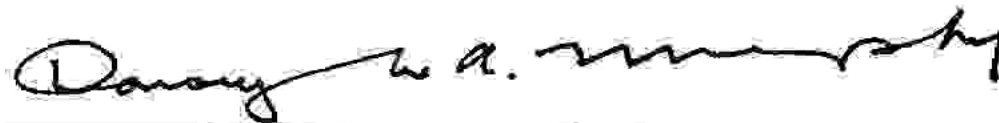
Planning Register Reference Number: 91A/728

APPEAL by Patrick Mac Sweeney care of Bryan Roe of 33 Arnold Grove, Glenageary, County Dublin against the decision made on the 24th day of June, 1991 by the Council of the County of Dublin to refuse permission for the retention of a vehicular access from the public road at 1 Alderwood Green, Tallaght, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the retention of the said vehicular access for the reason set out in the Schedule hereto.

SCHEDULE

The development proposed to be retained, by reason of the traffic movements it generates, would interfere with the safety and free flow of traffic on the adjoining road and would, therefore, endanger public safety by reason of traffic hazard.



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

Dated this 25th day of November, 1991.



Our Ref: PL 6/5/86301
P.A. Reg. Ref: 90A/728

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

Date: 11th October 1991.

Appeal re: Retain new vehicular access at 1 Alderwood
Green, Tallaght, Dublin 24.

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

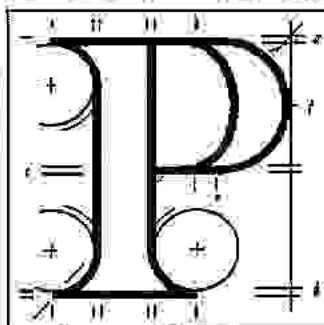
BP 553A



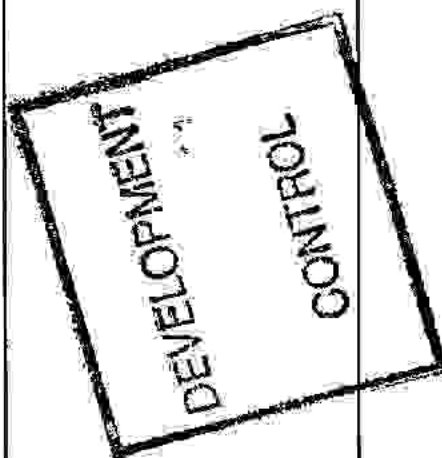
11 OCT 91

*Read
15/10*

An Bord Pleanála



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



065

Bryan Roe Dip Arch, B Arch Sc. MR IA, Architect

33 Arnold Grove
Glenageary
Co. Dublin

01 850442

An Bord Pleanála
Irish Life Centre
Lower Abbey Street
Dublin 1



date
your ref:
our ref

24 September 1991
PL 6/5/86301
9114

Dear Sirs

Re RETAIN NEW VEHICULAR ACCESS AT 1 ALDERWOOD GREEN,
TALLAGHT, FOR MR P MACSWEENEY. F.A. REG REF 90A/728

Further to your letter dated 16 September 1991, I wish to advise that I visited the offices of the Planning Authority and there inspected the planning file presented as including all documentation which gave rise to the Decision being issued by Dublin County Council.

There was no report on file from the Roads Department objecting to the proposal.

There is a report from the planning officer which states that " it is considered that parking these vehicles on a public road near a junction causes inconvenience and a certain amount of danger to the residents of Alderwood Green". This is the reason for the application.

It was also noted that the draft of the reason to refuse was altered from:

" The entrance proposed to retain is located adjacent to a junction and it would tend endanger public safety be reason of traffic hazard".

to:

" The entrance proposed to retain is located adjacent to a junction and it would endanger public safety be reason of traffic hazard".

The above observations would indicate that the Roads Department are not concerned about this application, presumably as the road off which Alderwood Green opens has been downgraded from its original traffic capacity, and that the Planning Officer was of the opinion that the potential danger was not of particular importance as it would only tend to cause a problem.

It is the contention of the applicant that the danger is less by allowing the second access to the site to provide off-street parking than to insist that vehicles be parked at a corner.

Yours faithfully

Bryan Roe

COMHAIRLE CHONTAE ATHA CLIATH

Tel. 724 111
Ext. 258/269

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

Your Ref. PL 6/5/86301

Our Ref. 91A 728

01-08-91

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

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

PROPOSAL Retain new vehicular access at
1 Alderwood Green Tallaght, Dublin 24.
APPLICANT: P. MacSweeney.

Dear Sir,

With reference to your letter dated 22-07-91 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 03-05-91
- (4) The plan(s) received from the applicant on 06-05-91
- (5) & (7) A certified copy of Manager's Order P/2851/91 together with technical reports in connection with the application.

(6) HISTORY INCLUDED; 91B-509.

Yours faithfully,

M. Murtagh

for PRINCIPAL OFFICER

Enc's.

Our Ref: PL 6/5/86301
Your Ref: 9/A/728

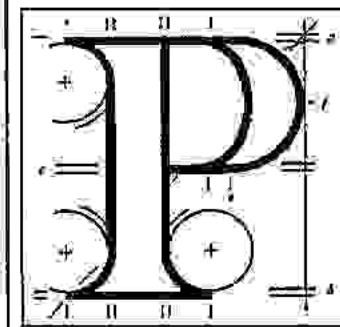
91A

PK

2/6

The Secretary,
Dublin County Council,
Planning Section,
Irish Life Centre.

An Bord Pleanála



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

24 JUL 91

22nd July 1991.

Planning authority decision re: retain new
vehicular access at 1 Alderwood Green, Tallaght,
Dublin 24.

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,

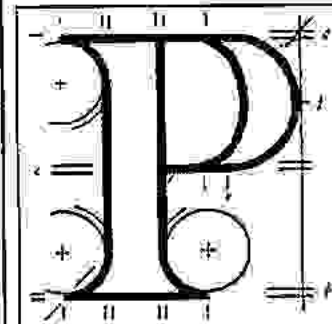
Mary Kelly

Mary Kelly.

Encl.

BP 005

An Bord Pleanála



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

Bryan Roe Dip Arch, B Arch Sc. MRIAI.
Architect

33 Arnold Grove
Glenageary
Co. Dublin

01 850442

An Bord Pleanála
Irish Life Centre
Lower Abbey Street
Dublin 1



date 16 July 1991
your ref.
our ref 9114

Dear Sirs

Re RETENTION OF VEHICULAR ACCESS FROM PUBLIC ROAD AT
1 ALDERWOOD GREEN, TALLAGHT, DUBLIN 24 FOR
Mr P MacSWEENEY
Planning Register No 90A/728
Decision Order No P/2851/91

On behalf of my client, Mr Patrick MacSweeney, I wish to appeal against the decision by Dublin County Council to refuse permission for the above scheme. Enclosed please find the following :

- A copy of the Decision
- Cheque in the sum of £ 50.00

The development relates to a vehicular access installed from the public road on the applicants property to service the garage extension to the side of the house for which planning permission has been granted by Dublin County Council (Planning Register No 91B/509), at to enable the several vehicles owned by the applicant to be safely parked off the public road.

The reason for refusal stated by the Planning Authority states that the access would endanger public safety and be a traffic hazard. The reason the entrance was installed was as a result of the inadequate on street parking provided by the many entrances to the adjacent properties from the public roadway, which required the applicant to, either park in front of adjacent properties, which was deemed undesirable from a neighbourly point of view and which reduced the available parking to other residents, or to park on the bend leading onto Maplewood Road, which is a danger to other road users. It is the applicant's contention that the new entrance is the most reasonable solution to the difficult situation.

The original layout of the estate showed Maplewood Road as a more major road to be used to connect this estate to further developments, resulting in it being wider the Alderwood Green off which the property opens. As this further

development has not yet taken place and the indications in the changing approaches to estate design would deem such an extension at variance with proper planning, the volume of traffic now using Maplewood Road is lower than its design capabilities. With the low boundary walls to the property and the wider than average junction, the new entrance to the site does not create the danger to the public which might have been the case for tighter corners and busier junctions. The sight lines both from and to the entrance are adequate to enable a driver negotiate the access safely.

Recently the County Council have dishd the pavement outside this entrance and have properly concreted over the grassed verge to provide an access up to the Local Authority's standards.

A further submission will be made on behalf of the applicant when access to the planning file is made available by An Bord Pleanala.

Yours faithfully,



Bryan Roe.





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

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2851 /91 Date of Decision : 24th June 1991

Register Reference : 91A/0728 Date Received : 6th May 1991

Applicant : Mr. P Mac Sweeney,

Development : Retention of new vehicular access from public road.

Location : 1 Alderwood Green, Tallaght.

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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 dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...1....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: ..25.6.91.....

Bryan Roe Architect,
33 Arnold Grove,
Glenageary,
Co. Dublin.

Reg.Ref. 91A/0728
Decision Order No. P/ 2851 /91
Page No: 0002



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

REASONS FOR REFUSAL

01 The entrance proposed to retain is located adjacent to a junction and it would endanger public safety be reason of traffic hazard.

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/0728

Date : 7th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of new vehicular access from public road.

LOCATION : 1 Alderwood Green, Tallaght.

APPLICANT : Mr. P Mac Sweeney,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 6th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Bryan Roe Architect,
33 Arnold Grove,
Glenageary,
Co. Dublin.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 1 ALDERWOODS GREEN
(If none, give description sufficient to identify) TALLAGHT, DUBLIN 24

3. Name of applicant (Principal not Agent) MR PATRICK MAC SWEENEY
Address 1 ALDERWOODS GREEN, TALLAGHT Tel. No. 510 740

4. Name and address of person or firm responsible for preparation of drawings BRYAN ROE ARCHITECT
..... 33 ARNOLD GROVE, GLENAGEARY Tel. No. 2850442

5. Name and address to which notifications should be sent AS 4.

6. Brief description of proposed development RETENTION OF

7. Method of drainage COUNCIL MAINS 8. Source of Water Supply COUNCIL MAINS

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used DWELLING
(b) Proposed use of each floor DWELLING

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

11. (a) Area of Site ~ 450 Sq. m.
(b) Floor area of proposed development N/A Sq. m.
(c) Floor area of buildings proposed to be retained within site ~ 125 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) LEASEHOLD

13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box. No

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
..... NOT APPLICABLE

15. List of documents enclosed with application. 4 COPIES ARE 9114 1+2
COPY OF AD IN IRISH PRESS 4.5.91

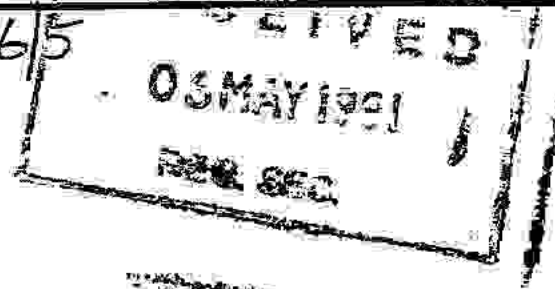
16. Gross floor space of proposed development (See back) N/A Sq. m.

No of dwellings proposed (if any) 2 Class(es) of Development DOMESTIC EXTENSIONS @ £ 16.00
Fee Payable £ 16 = Basis of Calculation DOMESTIC EXTENSIONS @ £ 16.00
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Bryan Roe Date 3.5.91

Application Type P
Register Reference 91A/0728
Amount Received £ 21-12
Receipt No
Date

FOR OFFICE USE ONLY 6/5



Irish Press
3/5/91

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not
acknowledgement that the
tendered is the prescribed application

N 39087

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

£ 16.00

Received this 6th day of May 1991

from B. & C. Roe
33 Arnold Grove
Glencore, Co. Dub.

the sum of sixteen Pounds

Pence, being fee for
planning application at 1 Alderwood Green

Nollaig Deane Cashier

S. CAREY
Principal Officer

Class 2

COMHAIRLE CHONTAE ÁTHA CLIATH

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

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

[RECEIPT CODE]

Issue of this receipt is not an acknowledgement that the amount tendered is the prescribed application fee

£ 16.00

Received this 6th day of May 1991

from R. C. Roe
33 Arnold Grove
Glencree

the sum of 16 Pounds

Pence being 00

planning application at 1 Alderwood Cres

Noelle Deane Cashier

S. CAREY Principal Officer 11/5/91

Bryan Roe Dip Arch, BArch Sc, MRIAI.
Architect

33 Arnold Grove
Glenageary
Co. Dublin

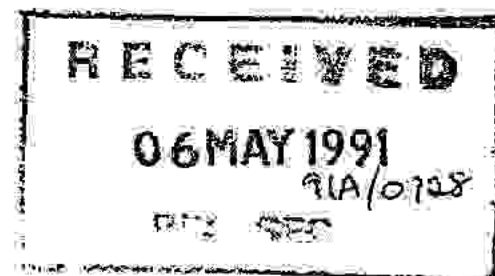
01 850442

Dublin County Council Planning Department
Irish Life Centre
Lower Abbey Street
Dublin 1

date
your ref.
our ref

4 May 1991

9114



Dear Sirs

Re Retention of vehicular access from public road at 1
Alderwood Green, Tallaght for Mr P MacSweeney.

On behalf of my client, Mr Patrick MacSweeney, I herewith
make application for planning permission for the above
scheme.

Enclosed please find the following :

- Four copies drg nos. 9114/ 1 + 2
- Application form, duly completed
- Copy of advertisement in Irish Press, dated 4.5.91
- Cheque in the sum of £ 16.00

The scheme comprises the retention of an existing vehicular
access to serve the new garage erected on the site.
Permission for the retention of the single storey extension
is being sought under a separate application and this
submission relates only to the access.

The property is located adjacent to the junction between
Maplewood Road and Alderwood Green. As the applicant has two
private cars, a van related to his business and a third car
belonging to his son, to park these vehicles on the public
roadway was causing inconvenience and a certain amount of
danger to the residents on Alderwood Green. As can be seen
the sections of roadway between the existing entrances to
the houses is narrow, making it is difficult to safely park
vehicles on the public road, and in this light the applicant
proceeded to instal the new entrance.

It should be noted that since the installation of the access
Dublin County Council have dished the public path at this
entrance, making it comply with the requirements of the
Roads Department on this point.

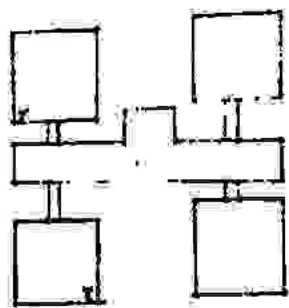
Should you have any queries on this application, please
contact the undersigned.

Yours faithfully

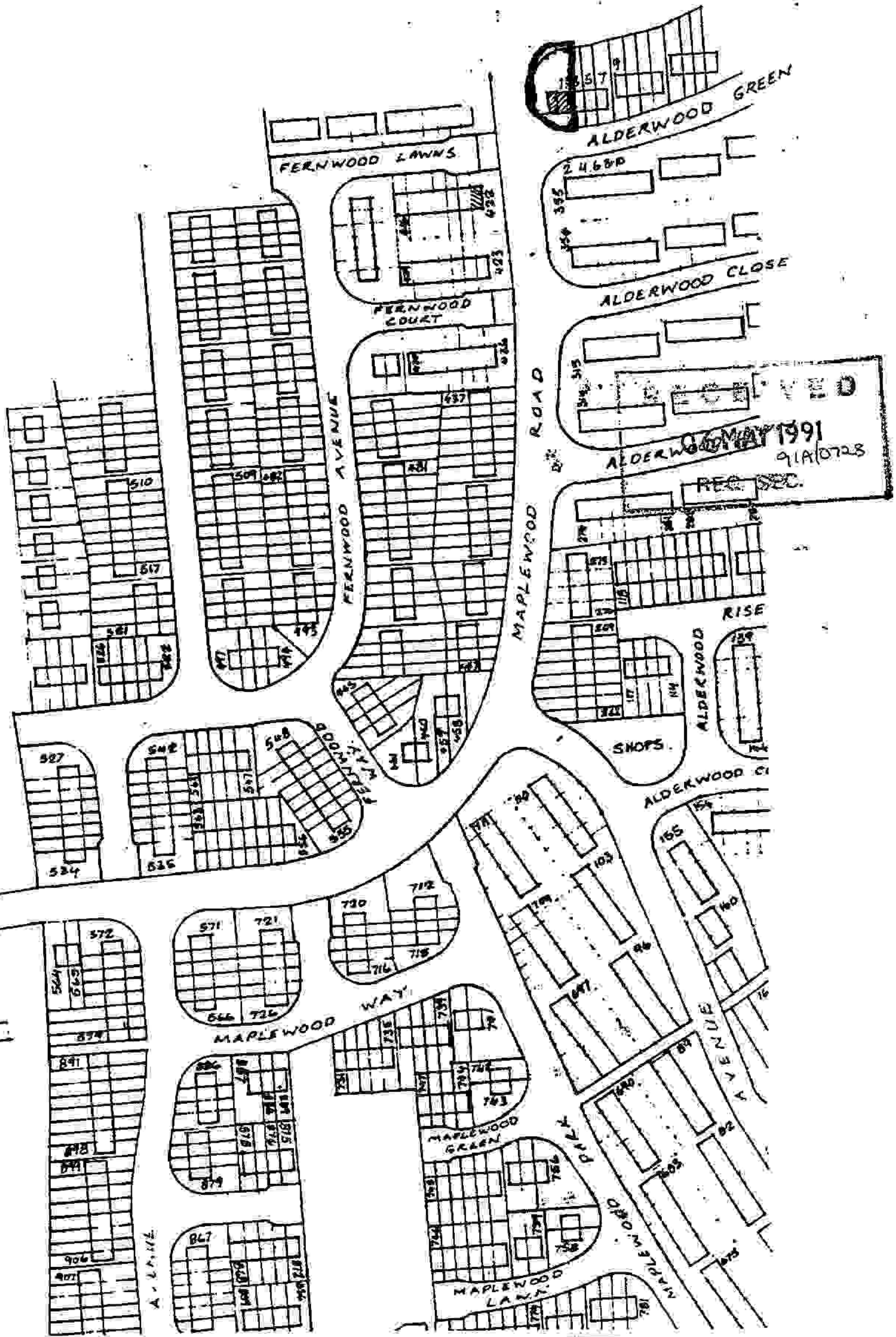
Bryan Roe



ST. MARK'S
SCHOOL



ST. MARK'S
CHURCH



BRIAN ROE ARCHITECT. Dip Arch, BArch Sc MRIAI ARCUK
33 ARNOLD GROVE, CLENAGLEARY CO DUBLIN

CLIENT MR. P. MAC SWEENEY

JOB RETENTION OF ALTERATIONS
+ EXTENSION

SITE 1 ALDERWOOD GREEN
TALLAGHT

SCALE 1: 2500

JOB NO 9114

DRAWING SITE LOCATIONS MAP

DATE 4.5.91

DRG No 001