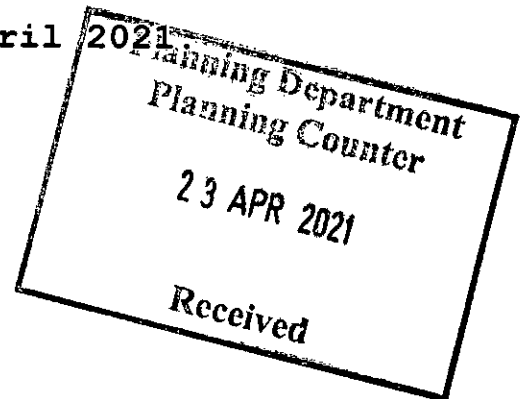


36 Whitehall Road,
Kimmage,
Dublin 12.

23 April 2021



Planning Dept.,
South Dublin County Council,
County Hall,
Tallaght,
Dublin D24 A3XC

SUBMISSION ON PLANNING APPLICATION SD21B/0163

Dear Sir, Madam,

I wish to make a submission on the above planning application pertaining to 38 Whitehall Road.

At the outset I would like to make 3 comments on the application.

Firstly, the application date on your website is 24.3.21, the plans and elevations however were only available on your website on 7.4.21, leaving just 3 weeks for making a submission, being a disadvantage should one wish to obtain advice and make a submission.

Secondly, it would have been preferable that I be spared the time, expense, and effort of making a submission had my architect been given the opportunity in advance of the application to liaise

with the applicant's architect to obtain clarification on certain points and attempt to agree certain issues. No such opportunity however was granted to my architect or myself, therefore, as the application was made, I was left with no option but to request that my concerns be addressed by means of a submission.

Thirdly, this is the 4th planning application lodged for this property since 1996.

The specific points of concern I have are as follows;

[1] Flooding

The property for which planning permission is being sought, no. 38, is, as my own property no. 36, prone to flooding during periods of heavy sustained rainfall. During such episodes, water ponds in my back garden to a depth of 500mm (20"). The photos attached give an indication of the problem, although these photos were taken when the water was receding, and don't show the water level at it's highest. I shall e-mail the colour photos to you separately. I've experienced 3 such flooding episodes since 1994, the last being in November 2014. During the 2014 episode, the public waste water system could not handle the volume of water such that effluent was discharged from the shores in the front gardens, and South Dublin County Council (SDCC) were called upon to pump water from the gardens in the neighbourhood.

I'm not requesting that the applicants be required to go to the expense and trouble of preparing a flooding report, rather that they not raise their ground level in the front or back of their property, as to do so I

believe would increase my property's exposure to flooding. To resolve this issue I would suggest that levels be taken prior to and after construction at front and back of the applicants property and agreed with my architect.

[2] Sunshine and Sunlight

One of the advantages of my property is it's southerly aspect, in that my house, back yard, and especially back garden are exposed to sunlight and sunshine. I would request that my property's exposure to sunlight and sunshine not be reduced as it's a facility I take advantage of as much as possible. Due to a similar development on the other side of my house I've lost direct sunlight and sunshine to the back of my house and back yard for a significant part of the morning during Spring, Summer, and Autumn, whereas previously sunlight and sunshine would flood my kitchen, dining room, living room and back yard all through the morning.

To accommodate both my concerns in this regard and the aspirations of the applicants, I would request that the overall height of the planned single-storey rear extension be reduced by 200mm to include any capping, as this would help reduce the loss of sunlight and sunshine to the rear of my house and my back yard.

I would also request that the ridge of the current main roof of no. 38 not be altered, as the planning drawings show that the applicants intend to extend it, as to extend it would result in a loss of direct sunshine to the end of my back garden, a facility I try to take advantage of as much as possible. A different configuration for the roof could be

designed so as not to inhibit sunshine to the end of my back garden in the Spring - Autumn period.

It appears from the drawings that the applicants intend to plant trees in their front garden. I would request here that any such trees be of a low growing variety, and not such that would reduce sunlight / sunshine to the front of my house or front garden. There is a hedge already in place on my side of the front garden which gives a degree of privacy to both parties.

[3] Privacy

I would request that my privacy at the back of my house, back yard, and back garden, be guarded and maintained and not reduced by any new window configuration to the single storey rear extension or any changes to the 1st floor rear of the applicant's house.

During the period of construction perhaps a hoarding or mesh could be constructed along the applicant's back garden wall to eliminate overlooking from the construction site onto the rear of my house, back yard, and back garden. This would also help reduce dust and dirt from the construction coming onto my property. There have been recent planning permissions granted by SDCC adjacent to my property during which my privacy was totally ignored due to no hoarding being put in place.

When complete, perhaps the applicants might consider a more permanent hoarding along a portion of their back garden wall which would give privacy to both parties.

[4] Party Line

Should permission be granted, I would request that before construction the issue of the party line be agreed between the applicants and my architect such that no foundations, eaves, gutters, or any part of the planned structure cross this line.

[5] Conditions

In the event of planning permission being granted, working hours should be specified, as unfortunately I've had previous experience of this issue where the conditions set pertaining to working hours were simply ignored.

I would also request that the period of time envisaged for the works be limited such as to ensure that it's as brief as possible, and that it is done speedily whilst minimizing noise, intrusion, dirt, dust and general disruption. Again I've had experience from previous planning permissions granted by SDCC where the period of construction was very much longer than originally envisaged, thus resulting in continued noise, disruption, intrusion, dirt, dust etc. for a considerable period of time.

[6] Summary


The purpose of my submission is simply to protect my property and amenity as outlined above. It is not my intention to frustrate or antagonize my neighbours.

From my perspective I would prefer that the development not proceed as it would bring with it a period of disruption, noise, intrusion etc. However, should the development proceed, I would request that it be done in an efficient manner in as short a timeframe as possible in order to minimize disruption and expense for both parties, and to take account of my concerns as listed above.

A cheque for the fee of €20.00 is attached as well as 2 photos.

Please forward an acknowledgement of my submission and a receipt for the fee.

Yours faithfully,


Seamus O hEalaithe,

23.4.21

Mr. Séamus Ó hÉalaithe
36 Whitehall Road,
Kimmage,
Dublin 12.

Date: 23-Apr-2021

Dear Mr. Ó hÉalaithe,

Register Ref: SD21B/0163
Development: Erection of alterations and extensions to an existing dwelling house consisting of a single storey extension to the rear and a two storey extension (over existing garage to side) together with associated and auxiliary accommodation and site works.
Location: 38 Whitehall Road, Dublin 12
Applicant: Jeff & Cathy Murphy
Application Type: Permission
Date Rec'd: 24-Mar-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "*Notify me of changes*" and click on "*Subscribe*". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley
for Senior Planner