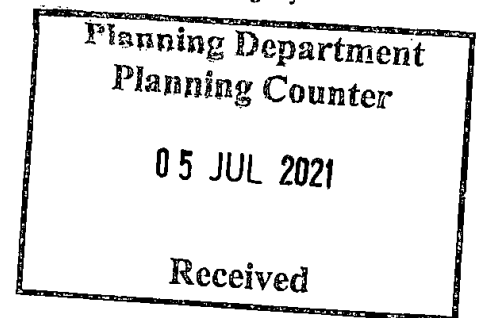


By HAND

*28 Knockmeenagh Road  
Newlands Cross  
Clondalkin  
Dublin D22 V099*

5<sup>th</sup> July 2021



South Dublin County Council  
Planning Dept.  
County Hall  
Tallaght  
Dublin 24.

Reg. Ref. SD21B/0325: 26 Knockmeenagh Road, Clondalkin, D22.

Reference the above application, please note the following:

- Our home, at No. 28 adjoins the subject site (No. 26) to the east.
- The proposed development, due to its height, bulk and proximity to our home (less than 3 metres wall-to-wall), will be visually dominant within our home where it will have a detrimental effect on our north-facing bedroom and the family rooms in our extension where we have relied on our west-facing windows for natural light since 1982.
- The proposed first floor north-facing windows will seriously injure our privacy and the residential amenity of practically all areas of our garden including our sunroom which we use on a daily/nightly basis regardless of the weather (photo attached).
- The 'Planning Pack Map' is inaccurate as it does not show our rear extension correctly nor does it show the original/existing shared sheds/toilets despite showing these for each of the other cottages.
- The 'Existing Site Plan' is also inaccurate in that regard and also gives the impression that the main sewage line is further to the north and that we have built our garage atop it. Please see attached photos showing the manhole in our garden and the exact line of the sewer from the east and westwards to the subject site (1 metre from our north-facing kitchen and 1 metre from the front of our south-facing garage).

Contd. over/

- The shared sheds/toilets are also omitted on Document Nos. 20164-AKM-XX-ZZ-DR-A-2001 (Proposed rear [north elevation] and 20164-AKM-XX-ZZ-DR-A-1001 (Proposed ground and first-floor plans) which gives the impression there is a clear pathway to the window of the rear north-facing bedroom of the subject site. This needs to be clarified as the applicant has not sought permission to demolish the entire structure or to remove his portion of same.
- We would not be confident the only French drain (shown as a soakaway) in No. 26 will be capable of coping with the additional surface water from the proposed development. The plans submitted do not show that the surface water and GREY WATER from the Gamesroom/Store/Utility Room and the workshop feed into this drain too. There have been some issues with water gathering on the boundary of our garden after periods of heavy rain and the die-back of deep-rooted fruit trees in this general location.

We trust these issues will warrant your attention when considering the application further.

*Will & Margaret McCann*

*Will McCann Margaret McCann*

Attached please find Receipt No. 14/0/679866 for Planning Objection Fee of €20.



Will & Margaret McCann  
28 Knockmeenagh Road  
Clondalkin  
Dublin 22

Date: 05-Jul-2021

Dear Sir/Madam,

**Register Ref:** SD21B/0325  
**Development:** First floor extension to the rear and side over the existing rear/side extension providing 2 new bedrooms and study and bathroom; 3 new rooflights; internal alterations and associated works.  
**Location:** 26 Knockmeenagh Road, Clondalkin, Dublin 22  
**Applicant:** Graham Brown  
**Application Type:** Permission  
**Date Rec'd:** 02-Jun-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](http://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](http://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