South Dublin County Council, Planning Dept Tallaght Dublin 24.

10th August 2021

To Whom it may Concern

Ref: Application Number: SD21A-0202 Applicant Mrs. Brenda Weir, Rookwood, Stocking Lane, Ballyboden, Dublin 16

We wish to advise you that we are making an objection to the above application. Our primary concern is the proposed Units 10 and 11, which back onto our property at 29 Cypress Avenue, Brookwood, Rathfarnham, Dublin 16 will cause:

- 1. Significant loss of privacy and light as a consequence of the proposal of the houses being two and a half stories high and apperently within 10 meters of our boundary fence and also that they are on significantly higher ground to our own as we have a south west facing garden.
- 2. Our concern over the negative impact of drainage affecting our property and the potential of subsidence and not just during construction. There are a number of large trees on the proposed development site which are immediately behind the boundary fencing which will more than likely have to be removed. Our understanding is that there were issues in the past with subsidence when our own house and that of some of our neighbours on Cypress Avenue were being constructed. Our understanding also is that there was some form of drainage system put in place but this would need to be explored prior to any development commencing. The incline from our adjoining boundary fences on our side is so severe that mesh was inserted into the soil to fortify it and any further interference on the development side may cause the issue to re-occur.

We are not against the development of this land but we want to mitigate its impact on ours by reducing the height to a two-storey and moving them back by say, another additional 10 metres. Also we would want a comprehensive survey carried out to establish if adequate drainage measures are taken into account to ensure that any potential subsidence to our property does not occur.

Application fee for objection submission of €20 enclosed.

Yours faithfully

John Kilroy

29 Cypress Avenue

Brookwood

Rathfarnham

Dublin 16.

Noreen Kilroy

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29 Cypress Ave

Brookwood

Rathfarnham

Dublin 16.

 Land Use, Planning & Transportation Department Telephone: 01 414 9000 Fax: 01 414 9104

An Rannóg Talamhúsáide Pleanála agus Iompair Email: planningsubmissions @ stablingary icouncil

John & Noreen Kilroy 29, Cypress Avenue **Brookwood** Rathfarnham **Dublin 16**

Date: 12-Aug-2021

Dear Sir/Madam,

Register Ref:

SD21A/0202

Development:

The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and it's repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance (as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); construction of 11 residential units located surrounding Rookwood House (protected structure) on it's associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m); Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated

works.

Location:

Rookwood, Stocking Lane, Ballyboden, Dublin 16

Applicant: **Application Type:** Brenda Weir Permission

Date Rec'd:

20-Jul-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 Pleanala 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.

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