

Clare O'Callaghan
25 Cypress Avenue, Brookwood, Rathfarnham, Dublin 16
Mobile No. 0877636011 Email: clareocallaghan@hotmail.com

12 August 2021

Re: Planning Application: SD21A/0202

Dear Sirs

I wish to raise an objection to part of the above proposed development.

Houses No. 10 and 11 have been located very close to the boundary of the site as can be seen in the attached section and I believe they will have a serious negative impact on our residential amenity.

Both houses No. 10 and 11 are considerably higher than our dwellings in Cypress Avenue Brookwood. They are located south of our rear gardens so the shadows will fall directly on to our garden in the afternoons and evenings – which is when we use the garden the most. No shadow diagrams have been included in the application.

You will also note from the picture included below that my garden is terraced on 3 different levels and I have a concern that the proximity of these 2 houses so close to my boundary could well have an impact on the structural stability of my rear garden.

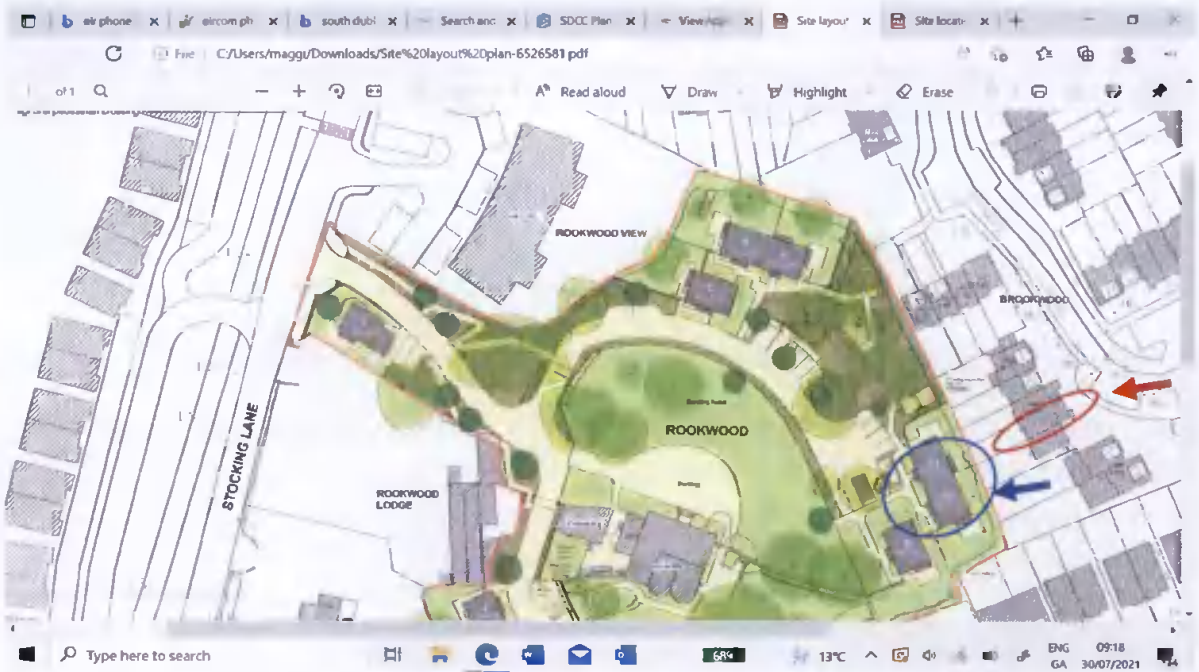
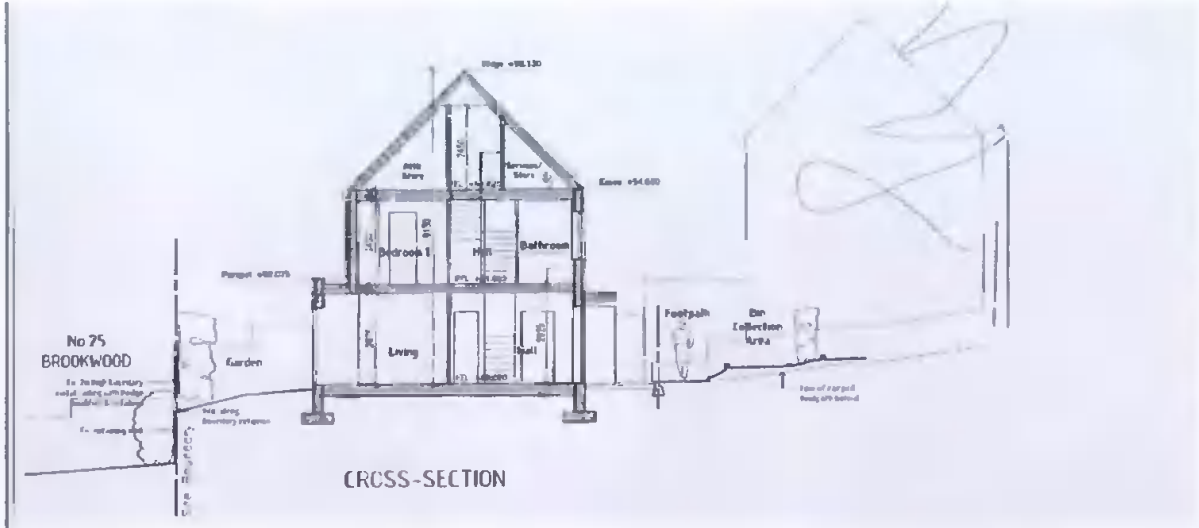
The proposed development has clearly considered the protected house, the trees on site and the bats but they have not considered the neighbours. At the very least reconsideration should be given to the location of these 2 houses due to my house being such a close neighbour.

I have included a picture of my back garden along with the relevant proposed plans.

Appreciate your consideration of the above concerns.

Yours faithfully

Clare O'Callaghan



No25 Cypress Avenue

Houses No. 10 and 11







Ms. Clare O'Callaghan
25 Cypress Avenue
Brookwood
Rathfarnham
Dublin 16

Date: 13-Aug-2021

Dear Ms. O'Callaghan,

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: Brenda Weir

Application Type: 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 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.sdblincoco.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 contents of a planning application.

Yours faithfully,

M. Crowley
for Senior Planner