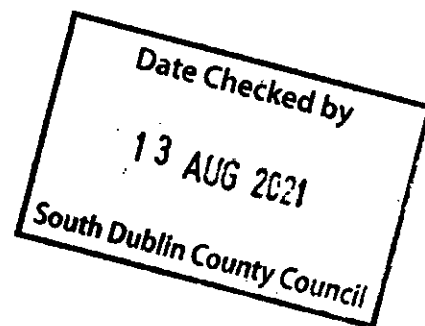


Loughkeen,
Carrig,
Birr,
Co. Offaly.



Re: Planning Application SD21A/0202 by Applicant Brenda Weir.

Dear Sir/Madam.

I would like to lodge an objection/enquiry to the above Application. My house address is 27 Cypress Avenue, Brookwood, Rathfarnham, Dublin 16 which is directly next door to the planned building in Rookwood.

This planned building will be on an elevated site which will look directly down into my garden and will affect my privacy and will cast shadow if built too close to my back fence I would not like to have this building overshadow my garden and dwelling. I would not like any of the trees to be moved.

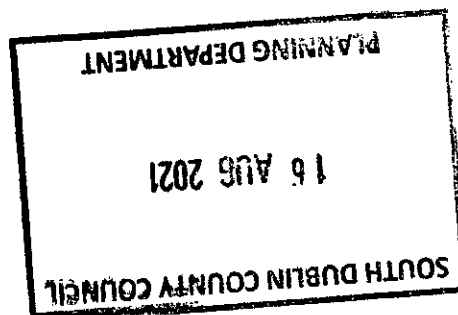
Also my main concern is that my garden is tiered and that land slide could occur in to my dwelling which I believe to already have happened during construction before.

I look forward to hearing from you

Yours sincerely,

A handwritten signature in black ink that reads "Hazel Perdue". The signature is written in a cursive style.

Hazel Perdue.



View Application SD21A/0202

[Back to Search \(/Planning/Applications?p=1&name=Weir\)](#)

[Subscribe to this Application \(/Planning/Subscribe?](#)

[p=1&r=SD21A%2F0202&name=Weir®ref=SD21A%2F0202\)](#)

Date Received:
20/07/2021
Last Action:
20/07/2021
Application Type:
Permission
Submission Type:
New Application
Closing Date for Submissions:
23/08/2021 - If third party submission closing date falls on a weekend or public holiday then submissions may be accepted on the following day.
Applicant:
Brenda Weir
Location:
Rookwood, Stocking Lane, Ballyboden, Dublin 16
Proposed Development:
<p>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.</p>
Decision Due:
13/09/2021

Hayel Perdue - contact 086-1735454

SDCC Planning Maps Online

with Web AppBuilder for ArcGIS

© Ordnance Survey Ireland

Documents

Please note: Most documents are in Adobe Acrobat (<http://www.adobe.com/products/acrobat/alternate.html>) pdf format which is free to download and install. If you have any problems displaying the document in your browser then right-click the link below and save the file to your computer.

File	Type
Acknowledgement / Validation Letter (/Planning/ViewDocument?fileId=6526529) SDCC Ack letter	Adobe PDF
Application Form - Part A (/Planning/ViewDocument?fileId=6526530)	Adobe PDF
Site Notice (/Planning/ViewDocument?fileId=6526531)	Adobe PDF
Newspaper Notice (/Planning/ViewDocument?fileId=6526532)	Adobe PDF
Application - Cover Letter (/Planning/ViewDocument?fileId=6526533)	Adobe PDF
Site location map (/Planning/ViewDocument?fileId=6526534)	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526535) Irish Water Webmap	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526537) Bat Survey	Adobe PDF
Other Assessments (/Planning/ViewDocument?fileId=6526548) Architectural Heritage Impact	Adobe PDF

File	Type
Untitled (/Planning/ViewDocument?fileId=6526552) Supporting Planning Statement	Adobe PDF
Photo Montage (/Planning/ViewDocument?fileId=6526555)	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526557) Residential Compliance & Accommodation Schedule	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526562) P Classification Selection	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526563) Energy Consumption	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526564) Cable Calculations	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526567) Architects Design Statement	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526568) Access & Services Report	Adobe PDF
Other Assessments (/Planning/ViewDocument?fileId=6526572) Arboricultural Implications Assessment	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526573) Tree Survey & Tree Constraints Plan	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526575) Landscape Architecture	Adobe PDF
Appropriate Assessment Screening Report (/Planning/ViewDocument?fileId=6526576)	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526579) Lighting Level - Full output	Adobe PDF
Untitled (/Planning/ViewDocument?fileId=6526580) Lighting Level - dimmed by 25%	Adobe PDF
Site layout plan (/Planning/ViewDocument?fileId=6526581)	Adobe PDF
Site layout plan (/Planning/ViewDocument?fileId=6526668)	Adobe PDF
Site layout plan (/Planning/ViewDocument?fileId=6526669) block plan & context	Adobe PDF
Sections (/Planning/ViewDocument?fileId=6526671) A-A- D-D	Adobe PDF
Sections (/Planning/ViewDocument?fileId=6526673) E-E- H-H	Adobe PDF
Drawings-General (/Planning/ViewDocument?fileId=6526674) Entrance, Area plan, Section & Elevation	Adobe PDF
Site Layout (/Planning/ViewDocument?fileId=6526675) Site survey	Adobe PDF

File	Type
Floor Plans (/Planning/ViewDocument?fileId=6526676) Ground & First Floor	Adobe PDF
Plans, Sections, Elevations (/Planning/ViewDocument?fileId=6526677) House no.1	Adobe PDF
Floor Plans (/Planning/ViewDocument?fileId=6526678) Ground & First floor Mews House	Adobe PDF
Plans, Sections, Elevations (/Planning/ViewDocument?fileId=6526679) Houses 2-4	Adobe PDF
Floor Plans (/Planning/ViewDocument?fileId=6526680) House no. 5	Adobe PDF
Plans, Sections, Elevations (/Planning/ViewDocument?fileId=6526681) House no. 5	Adobe PDF
Floor Plans (/Planning/ViewDocument?fileId=6526682) House no. 6	Adobe PDF
Plans, Sections, Elevations (/Planning/ViewDocument?fileId=6526684) House no. 6	Adobe PDF
Floor Plans (/Planning/ViewDocument?fileId=6526685) House 7 & 8	Adobe PDF
Plans, Sections, Elevations (/Planning/ViewDocument?fileId=6526686) House 7 & 8	Adobe PDF
Floor Plans (/Planning/ViewDocument?fileId=6526687) House 9	Adobe PDF
Elevations (/Planning/ViewDocument?fileId=6526688) & Sections No 9	Adobe PDF
Floor Plans (/Planning/ViewDocument?fileId=6526691) House 10 & 11	Adobe PDF
Plans, Sections, Elevations (/Planning/ViewDocument?fileId=6526692) no. 10&11	Adobe PDF
Road Layout Plan (/Planning/ViewDocument?fileId=6526693) proposed	Adobe PDF
Drainage Network Drawings (/Planning/ViewDocument?fileId=6526695) Foul drainage layout	Adobe PDF
Drainage Network Drawings (/Planning/ViewDocument?fileId=6526698) Layout plan	Adobe PDF
Water Supply Plans (/Planning/ViewDocument?fileId=6526699) proposed watermain	Adobe PDF
Drawings-General (/Planning/ViewDocument?fileId=6526700) Surface water attenuation	Adobe PDF

File	Type
Road Layout Plan (/Planning/ViewDocument?fileId=6526701) Sections	Adobe PDF
Drainage Network Drawings (/Planning/ViewDocument?fileId=6526702) Foul Longitudinal	Adobe PDF
Drainage Network Drawings (/Planning/ViewDocument?fileId=6526703) Sections	Adobe PDF
Site location map (/Planning/ViewDocument?fileId=6526704) Boundary Plan	Adobe PDF
Landscape Plans (/Planning/ViewDocument?fileId=6526705)	Adobe PDF
Landscape Plans (/Planning/ViewDocument?fileId=6526706) Typical Details	Adobe PDF
Landscape Plans (/Planning/ViewDocument?fileId=6526707) Detail area	Adobe PDF
Other Assessments (/Planning/ViewDocument?fileId=6526708) Public Lighting Layout	Adobe PDF
Drawings-General (/Planning/ViewDocument?fileId=6526710) Isolux lines	Adobe PDF
Drawings-General (/Planning/ViewDocument?fileId=6526714) Electrical Schematic Isolux	Adobe PDF

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Hazel Perdue
27, Cypress Avenue
Dublin 16**

Date: 17-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: 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

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. Furney
for **Senior Planner**