

Michelle Furney

From: Margaret McCormack <maggiemcck@gmail.com>
Sent: Friday 20 August 2021 13:21
To: LUPT - Planning Submissions
Subject: RE: Objection to Planning ref: SD21A/0202

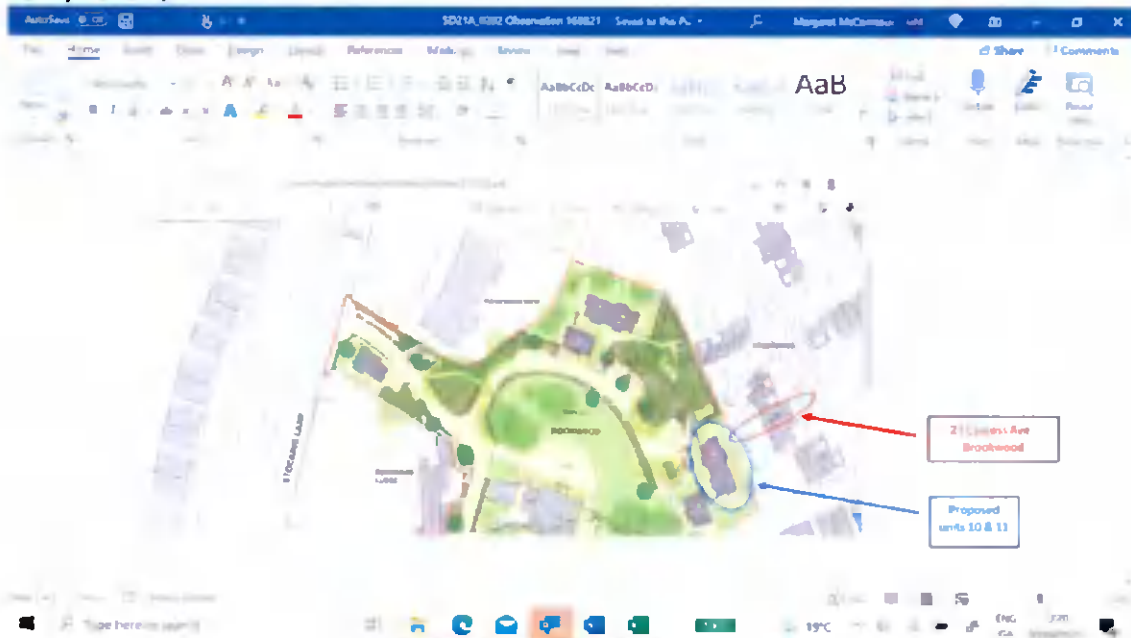
CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

Many thanks for letting me know – I am including a screenshot in this email now – hopefully it will go through to you.

If you could confirm receipt I would appreciate it.

Many thanks,



Margaret

Margaret McCormack
MGMC Consultants
086 2403872

From: [LUPT - Planning Submissions](#)
Sent: Friday 20 August 2021 13:18
To: [Margaret McCormack](#)
Subject: Objection to Planning ref: SD21A/0202

Good afternoon,

Please be advised that there is no attachment with this email. It went into our Spam Folder so all that was received was what is below.

Regards

Michelle Furney
Planning Department
South Dublin County Council
Tallaght
Dublin 24.

-----Original Message-----

From: Margaret McCormack <maggiemcck@gmail.com>
Sent: Thursday 19 August 2021 08:37
To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>
Subject: POTENTIAL SPAM: Objection to Planning ref: SD21A/0202

CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

23 Cypress Ave.,

Brookwood,

Scholarstown Road,

Rathfarnham,

Dublin 16.

16 August 2021

Dear Sir / Madam,

I wish to raise an objection to part of the proposed development, planning ref: SD21A/0202 - I attach an image showing in red my house and in blue, the proposed houses 10 & 11.

I have also attached the receipt for payment for this objection at the end of this email

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

Both houses No. 10 and 11 are considerably higher than the five dwellings in our terrace. They are located south of our rear garden so the shadows from the houses 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.

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 will have an impact on the structural stability of my rear garden.

At the time of building the houses in Brookwood in early 1990s, there was a subsidence issue and some of the rear garden at house number 27 subsided into the kitchen. Following that incidence a very elaborate drainage system was installed at the point where our terrace of houses borders with the Rookwood garden. I see no reference to his in the application and I would be concerned that any future developer may not be aware of this issues.

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 would appreciate your consideration of the above concerns.

Margaret

Margaret McCormack

086 2403872

From: Adrian Heffernan <<mailto:aheffernan@sdublincoco.ie>>
Sent: Wednesday 18 August 2021 12:50
To: maggiemcck@gmail.com <<mailto:maggiemcck@gmail.com>>
Subject: receipt

Payments Office

South Dublin County Council

County Hall, Tallaght, Dublin 24.

Phone 4149121

Monday to Thursday 9:00am to 4:00pm

Friday 9:00am to 3:30pm

18/08/2021 12:45:47

Receipt No. : T4/0/683336

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

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

**Margaret McCormack
23, Cypress Avenue
Dublin 16**

Date: 20-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 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 contents of a planning application.

Yours faithfully,

M. Furney
for Senior Planner