

Sally Park Residents,
c/o 14 Sally Park,
Firhouse,
Dublin 24.
Email: karlmkelly14@gmail.com

Chief Planning Officer
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.
25th August, 2021.



Re: Planning Application SD21A/0212

Dear Sir/Madam,

We wish to make the make the following submission in relation to the above Planning Application.

Site Notice

We would like to note that while the site notice at the gate to Sally Park Nursing Home was in place from the time of submission of the application, the second notice to the rear of Sally Park Nursing Home, near the bus stop on the Firhouse Road was only put up during the week starting 16th August.

Mobility Management Plan

The study to assess the current level of traffic in and out of Sally Park Nursing Home was carried out over 6 days from Tuesday 26th March to Sunday 31st March 2020. We would question the validity of this study as it was carried out during the initial Covid 19 lockdown and so cannot be indicative of normal visiting levels.

Passage Healthcare have committed to 4 preferential parking spaces dedicated for (staff) car sharers, to be set out in the main car parking thus reducing the number of parking spaces for visitors to 7 of the proposed 11 parking spaces.

While Passage Healthcare will encourage staff to cycle to work – either by pedal cycle or electric bicycle, there is no indication of where bicycle parking/charging points for staff is to be located or if this will impact the number of parking spaces.

In the Conclusion of the Mobility Management Plan the first line states **that the development proposes to accommodate parking spaces for 12 cars onsite**. Lower down the page it states that **given the survey undertaken this would not suffice**

thus the development proposes **11 spaces**, which contradicts the first sentence. The drawing included shows only 11 spaces along the front façade of the building with a potential for 9 additional spaces by removing some of the grass area if required in the future.

Preliminary Construction & Environment Management Plan

Section 3.3 Proximity to Environmental Features states that **Significant tree stands are proposed to be retained along the boundary with proposed planting to be undertaken after the completion of the works at the entrance to the site and the existing tree lined boundary to the south.** Site Plan L003 clearly states that existing trees along the south, east and west are to be maintained along with all existing boundaries. This section refers to an attached map – this map is not included.

Section 5.1 Impact on Public Roads states that **Access to the site will be via the sally park close Cul de Sac from the Ballycullen Road and the Firhouse Road accessing the greater Dublin Road Network.** There is no indication on any of the plans where the access on the Firhouse Road will be, so it is not possible to determine the impact on traffic during the construction phase.

Section 9.1 Construction Noise states normal working hours as 8:00 to 18:00 Monday to Friday and 7:00 to 14:00 on Saturday. We would request that Saturday hours are amended to 9:00 start. This section also states that **On occasions it may prove necessary to carry out noisy activities outside of normal working hours. In such instances prior consultation will be carried out with South Dublin County Council and all efforts made to minimise the disruption to local residents.** We would request that in these instances, prior consultation is with the local residents as well as South Dublin County Council. It should also be noted that several of the local residents are working from home due to the Covid19 pandemic and so will be more affected by the construction noise than they would have been prior to the pandemic.

Aboricultural Assessment

Under Part Two - Aboricultural Impact Assessment the description of the proposed development is stated as **demolition of a modern single storey structure attached to the west of the existing building, a protected structure for construction structure of a two-storey extension to the west, a two-storey bedroom extension with a link corridor to the south, a one storey to the north of the existing building, a protected structure. Permission is also sought for minor internal alterations to the ground and first floor of the existing building, a protected structure and all associated site works.**

This does not match the description of this proposed development on the application form, site and newspaper notices and acknowledgement letter from South Dublin County Council. It appears to be a description of a previous application.

In Section (1) Direct Loss of Trees 2 trees are identified as having to be removed due to direct impact. In our opinion neither of these trees will be directly impacted by the proposed development but would have been impacted by a previous application.

The Summary Table of Survey Trees give details of 22 trees and state that 13 of these are to be removed. Again, this contradicts Site Plan L003 which clearly states that existing trees along the south, east and west are to be maintained along with all existing boundaries.

In Section (2) Indirect Impacts the 10 listed trees are stated as being in close proximity of the new building, new road layout and car parking. This is not the case for the proposed development but would have been impacted by a previous application.

In the introduction on page one it states that **the survey work was undertaken in the 29th November 2018**. From reading through the document, it is clear that this is the report prepared for and submitted with Application SD19A/0200 and is not relevant to the current application, which clearly states that existing trees along the south, east and west are to be maintained along with all existing boundaries. This Arboricultural Assessment should not be considered as part of this application. Furthermore a new Arboricultural Assessment should be sought which is specifically relevant to this application (SD21A/0212). Even if this happens, we will not have the opportunity to make any submission on foot of a new assessment, which we feel is contrary to a transparent planning process.

Conservation Statement

The description of the proposed development in the application form and notices does not mention any internal works to the existing building. However, Section 3.1 Proposed Development of the Conservation Statement refers to internal alterations.

Stormtech Drainage Assessment

The diagram on page 2 of the Stormtech Drainage Assessment states the area of the system is 207m². On the Site Layout Plan L003, the area of the proposed attenuation systems in existing grass is stated as 38m². There is a significant difference between the two stated areas. If the larger area is correct then there would be a detrimental impact on the surrounding trees, which according to L003, are to be retained.

The removal of the landscaping bordering our properties would create a security risk to us. At present the density of the landscaping means it is not possible for intruders to gain access to our properties through Sally Park Nursing Home. If this landscaping were to be removed this would remove that security. We would also be concerned that due to the age and extent of the existing landscaping, removing it could destabilise our boundary walls, and in some cases, garden sheds and oil tanks which

are in close proximity to the boundary walls. The various documents submitted with the application conflict with each other as to whether the landscaping is to be retained or removed and this needs to be clarified. We would request refusal of planning permission if the landscaping were to be removed.

Proposed Single Storey Extension Attached to the East of the Existing Building

We would like to draw your attention to the fact that while permission was granted in respect of application SD04A/0054, one of the conditions was that:

The applicant shall omit the two bedrooms proposed as part of the extended ground floor footprint and the two first floor bedrooms above. The applicant shall submit revised drawings to illustrate these amendments for the written agreement of the Planning Authority prior to commencement of any development on site.
REASON: In the interest of residential amenity.

The current application includes a single storey extension to the east which is similar to what was refused in the condition above.

Additional Information

The decision for the previous application was delayed due to South Dublin County Council requesting several items of additional information. They did not receive all of the additional information requested but granted permission anyway. We would request that if additional information is sought in connection with this application, that permission is not granted if the information sought is not received.

Yours faithfully,

Sally Park Residents

*Lexera Keenan
No 13 Sally Park.*

*Frank & Frances
15 Sally Park*

*Mary Kelly
14 SALLY PARK*

*John White
& Sally Park.*

*Dorothy Whyte
& Sally Park.*

*Cherry
7a Sally Park*

Maurice Houghton

*June de Grotto
16, Sally Park Close*

*Collette Brennan
Ellie Farrell +
Aileen Carroll
11 Sally Park Close*

*[Signature]
16 SALLY PARK*

*[Signature]
16 SALLY PARK*

Sally Park Residents
14, Sally Park
Dublin 24

Date: 02-Sep-2021

Dear Sir/Madam,

Register Ref: SD21A/0212
Development: Demolition of single storey structures attached to the west and north of the existing building; construction of a single storey (53.1sq.m) extension attached to the east of the existing building; two storey (161sq.m) extension attached to the west of the existing building; three storey (189.2sq.m) extension attached to the north of the existing building; the existing structure is a protected structure (SDCC RPS 285); construction to include all associated site works and enabling works.
Location: Sally Park Nursing Home, Sally Park Close, Firhouse, Dublin 24
Applicant: Oaklands Nursing Homes Ltd.
Application Type: Permission
Date Rec'd: 29-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.sdblincoco.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
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