



12 Sally Park Close  
Firhouse  
Dublin 24

Chief Planning Officer  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

30th 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.

**Proposed Extension to East Side of Building**

**Impact on Residential Amenity**

The close proximity of the proposed extension to the boundary wall will be visually dominant and overbearing on neighbouring properties. The extension wall will stand 11.48 foot high at a distance of a mere 4.2 feet from our boundary wall. Our house sits directly opposite the proposed extension and the wall would therefore span the entire width of our garden wall. Our house has a ground floor extension which is not shown on the plans submitted in the application thus there is even less of a separation distance between our living space and the proposed extension than is evident in the planning application. Such proximity would result in overshadowing of our private space and would feel oppressive and have a negative impact on our residential amenity which is contrary to South Dublin County Council's Development Plan 2016-2022.

We note that the applicant submitted a previous application (Ref SD04A/0054) to construct an extension to the east side of the property. The outcome of this was:

**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.**

**Protected Structure**

In two previous applications (SD14A/0096 and SD19A/0200) which were refused, An Bord Planeala expressed concerns regarding the protection of the architectural heritage of the property. Whilst the proposed extensions have been reduced in size from the previous applications they still form a visual discord with the Georgian style of the property and detract from the character and setting of the

house which is identified in the National Inventory of Architectural Heritage as being of regional architectural and historic importance.

In the planning application letter the applicant stated that they have addressed this issue as the "flanking wings will have significant cover of existing vegetation." This is not the case on the east side of the building as existing trees and shrubbery is being removed to facilitate the extension.

**Preliminary Construction & Environment Management Plan**

The planning application 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. 7am is not generally considered normal working hours and should not be considered so in a residential setting.

Please note payment of the submission fee of €20 has been paid under separate cover to the cash office.

Yours faithfully

A handwritten signature in black ink, appearing to read "MD & R Mills". The signature is written in a cursive, somewhat stylized font.

Michael & Regina Mills

Michael & Regina Mills  
12, Sally Park Close  
Firhouse  
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.sdublincoco.ie](http://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](http://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