

# Hanley's SuperValu Rowlagh

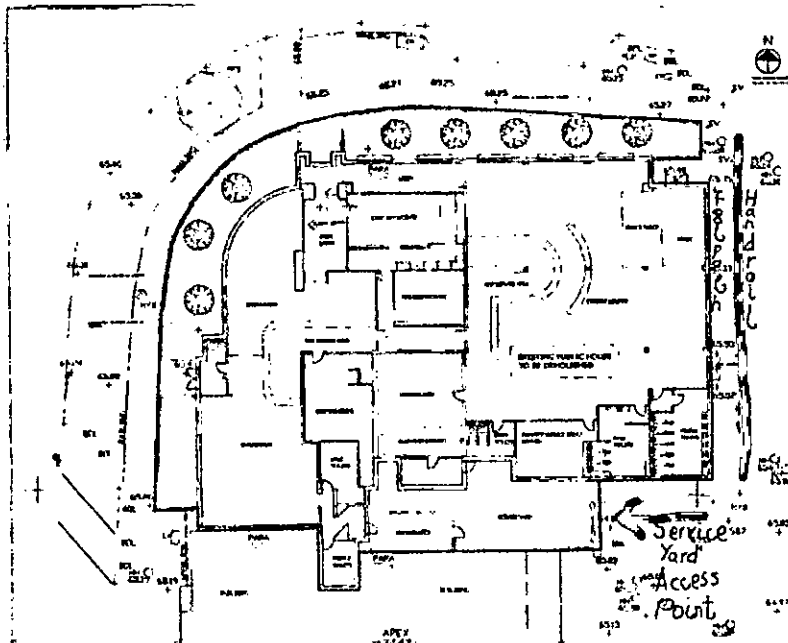
South Dublin County Council Planning Department  
County Hall  
Town Centre  
Tallaght  
Dublin 24

Crest Stores Ltd  
T/A SuperValu Hanley Rowlagh  
Clondalkin  
Dublin 22

September 3<sup>rd</sup>, 2021

## Reference Application: SD21A/0216

Mixed development consisting of 1 public house and 29 apartments comprising of: the demolition of the existing single storey public house (area 910sq.m); construction of a 4 storey apartment block within the footprint of the site (site area 1267sq.m), comprising a total of 29 apartments (9 one bedroom units, 20 two bedroom units) and smaller Public House at ground level (area 178sq.m), (total area 2562sqm); all apartments have balconies/terraces to all elevations; carpark for 14 cars (including 1 disabled space), bin store and bicycle stands at ground level; communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartment; streetscape proposals within site boundaries to facilitate and enhance the public realm.

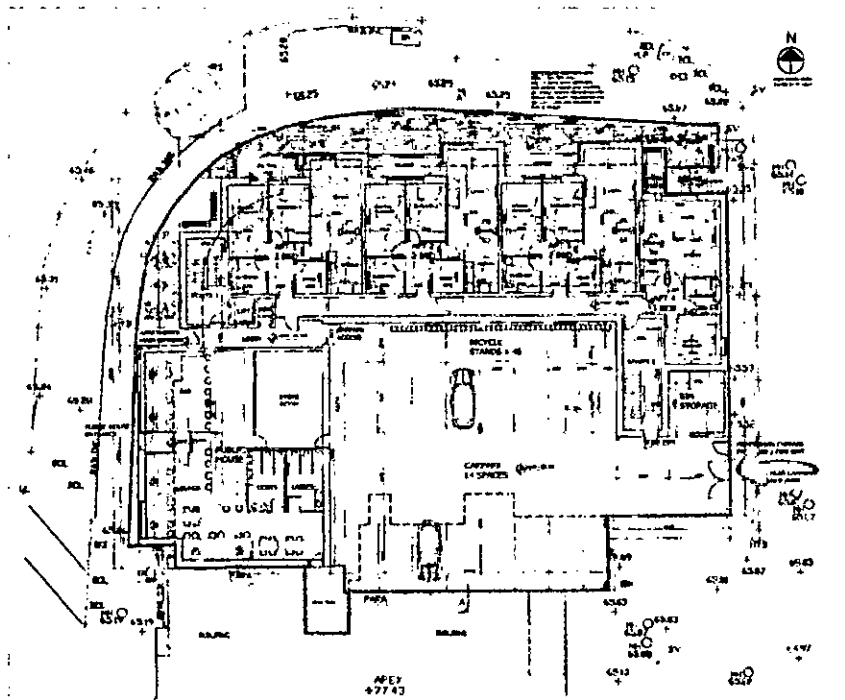


**Image 1.**

Finches' development existing site layout.

The green arrow shows the existing service yard entrance which is used on a couple of occasions each week for deliveries and waste collection.

The green line along the side of the building denotes an existing heavy-duty handrail to protect pedestrians using the footpath



**Image 2.**

Finches' development proposed site layout.

The green arrow highlights the proposed access point to the carpark and pedestrian access to the apartments.

It must be assumed that this entrance also serves as an access point for services required by the proposed bar

The existing development at Finches, Rowlagh Village Centre, Clondalkin, Dublin 22 gains access to its service yard (See Image 1.) by encroaching on the grounds owned and managed by Rowlagh Village Management Company Ltd., The property at Finches is not a member of this management company and therefore does not contribute to the costs incurred by the management company.

The proposed development at Finches shows a new location for access gates to a proposed carpark and pedestrian entrance (See Image 2.). The proposed entrance would be accessed from a narrow access route to the carpark that is under the control of Rowlagh Village Management Company Ltd. There is a footpath at this location, which is protected by a heavy-duty handrail (See Image 1.), this footpath carries a considerable volume of pedestrian traffic every day, allowing the placement of a vehicular access point along this footpath where visibility for an exiting car would be limited would place pedestrians in grave danger.

SuperValu Rowlagh is the single biggest contributor to Rowlagh Village Management Company Ltd., It is already difficult to arrange public liability insurance in this location, to position a vehicular access to an adjoining property that doesn't contribute to the management company would be unacceptable. The vehicular access would without doubt cause pedestrians to be injured by vehicles leaving the Finches development carpark and unfortunately Rowlagh Village Management Company Ltd. Would be left to deal with the consequences.

While the proposed development would improve the aesthetics of the area and provide much needed housing, it can not be granted permission in its current guise.

SuperValu Rowlagh formally objects to the proposed planning application reference SD21A/0216 on the grounds that the proposed vehicular access to the proposed carpark poses a level of danger to pedestrians that is unacceptable. Furthermore, SuperValu Rowlagh objects to the development because no permission has been sought to use the grounds as an access road to the proposed carpark, which are under the control of Rowlagh Village Management Company Ltd.

Yours sincerely,

*William Hanley*

William Hanley

For & on behalf of SuperValu Rowlagh

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Will Hanley  
Crest Stores  
T/A Supervalu Hanley Rowlagh  
Clondalkin  
Dublin 22**

**Date: 07-Sep-2021**

Dear Sir/Madam,

**Register Ref:** SD21A/0216  
**Development:** Mixed development consisting of 1 public house and 29 apartments comprising of: the demolition of the existing single storey public house (area 910sq.m); construction of a 4 storey apartment block within the footprint of the site (site area 1267sq.m), comprising a total of 29 apartments (9 one bedroom units, 20 two bedroom units) and smaller Public House at ground level (area 178sq.m), (total area 2562sqm); all apartments have balconies/terraces to all elevations; carpark for 14 cars (including 1 disabled space), bin store and bicycle stands at ground level; communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartment; streetscape proposals within site boundaries to facilitate and enhance the public realm.  
**Location:** The Finches Public House, Finches Shopping Centre, Neilstown Road, Dublin, D22 H7X9  
**Applicant:** Old Nangor Road Ltd.  
**Application Type:** Permission  
**Date Rec'd:** 04-Aug-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](http://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](http://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. Furney  
for **Senior Planner**