

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

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

**Angela O'Donoghue & others
17, Glendoher Close
Rathfarnham
Dublin 16**

Date: 30-Sep-2021

Dear Sir/Madam,

Register Ref: SD21A/0232
Development: 3-4 storey nursing home building to consist of 111 bedrooms (with ensuite) and associated staff and resident welfare facilities, amenities and including extensive landscaped gardens. The protection and preservation of Newbrook House (a protected structure-Ref No 300) and incorporation with the construction of the new 3-4 storey nursing home. Formation of new vehicular access and pedestrian site access off Taylors Lane and associated landscaping works. Communal open space as well as other facilities open to the public such as hair salon, function suite and cinema. Provision of 18 parking spaces including 2 accessible spaces and 2 EV charging bays to service the nursing home. 24 short and long stay cycle parking spaces. 5 new 3 storey dwellings with associated parking landscaping and services.
Location: Lands to the south of Taylor's Lane, Ballyboden within the cutilage of Newbrook House
Applicant: Luxcare Limited
Application Type: Permission
Date Rec'd: 20-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 Pleanala 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. Furney
for Senior Planner

The Manager,
Planning Department
SDCC
County Hall
Tallaght
Dublin 24

23rd September 2021

RE:

Agent	Angela O'Donoghue
Address of Agent	17 Glendoher Close, Rathfarnham, Dublin 16
Applicant	Luxcare
Location	Newbrook House, Taylor's Lane, Ballyboden, Dublin 16
Reference Number	SD21a/0232

Dear Sir or Madam,

We would like to object to the above development.

Please address all correspondence to our Agent above.

We submit that this development is contrary to sustainable development, principles of proper planning and we say so for the following reasons:

- The application should be declared invalid as it contravenes the Planning Act in relation to the site notice as it does not describe the extent of the proposed development, nor do they have permission of the legal owners of the site to make such an application. It is notable that the PRAI has yet to determine the legal title to a portion of land contained within the subject site. It is notable that SDCC is ignoring that the current owner Maura Meade of Newbrook House, has submitted an application for possession of a portion of the subject site when indeed that portion is in the ownership of the Local Authority. SDCC has not responded to the PRAI despite being made aware of its land holdings by local residents and community groups.
- The site is not just a focal and important point in Ballyboden Village but also in the wider area due to its ecological sensitivities Owendoher Tributary/Dodder Catchment, hydrologically connected to Natura 2000 sites, a known otter, bat and badger habitat and foraging area, the Millrace, the Paper Mill and Newbrook House which the applicant has failed to address and assess.
- The scale, height, design, massing and lay-out is out of character and represent a threat to the residential amenities of the area.
- The lack of detail and the serious omission from the applicant makes it impossible to comment fully on the impact this development will have on the Protected Structures including the Paper Mill but it is clear that the curtilage, character and setting will be severely impacted. We are concerned that the applicant seeks to demolish structures and outbuildings that are protected especially ones pertaining to its rich industrial heritage. The Applicant cannot even confirm the colour of the windows for Newbrook

House according to its own drawings so it would appear very little care and attention is being shown to this early Gothic House (one of four in Ireland) as evidenced in the design statement and conservation document.

- We have genuine concerns regarding the residential amenity proposed for the 5 houses which appear to be contrary to Residential Guidelines. There appears to be no open space provision for them.
- The Applicant promised residents that there would be a coffee shop, retail unit, community garden, cinema, gallery/community rooms but the application falls short on that.
- This development is contrary to sustainable development, principles of proper planning, the Planning Act, EU Habitats Directive, SDCC Development Plan and Architectural Heritage Protection Guidelines.
- The proposal represents a clear danger to pedestrian, cyclists and vehicular traffic and contains serious omissions in the Traffic and Transport Analysis including car parking. This will cause huge disruption in the area and it will create hazardous traffic movements and car park spillage outside the subject site.
- The Applicant has not addressed the pollution risk posed by the chemicals stored on site – a legacy issue from the era of it being a Builder's Providers and also a construction depot for the Green Route Realignment Taylor's Lane
- The Landscaping Plan is of such poor quality and the Tree Survey was not even submitted.

Enclosed please find a payment of €20 in respect of the Objection Fee. Please address all correspondence to our Agent.

Yours Faithfully

Agent for the attached list

SD21a-0232 Newbrook House Taylor's Lane Applicant Luxcare Ltd

PRINT NAME	ADDRESS	Signature
SILE O SHEA	34 GLENBORER CLOSE, D.16	A. O. Sheehan
M. M. Murphy	28 Gendover Drive D16	Mrs. Murphy
Anne Cogan	26 Gendover Dr D16	Anne Cogan
Sarah Murphy	25 Gendover Dr D16	Sarah Murphy
Neveen Murphy	25 Gendover Dr D16	Neveen Murphy
Enya Slings	19 Spaldive Park	Enya Slings
Joanna Dunne	12 Newhall St D16	Joanna Dunne
Brian Reardon	32 Stentons Rd, D16	Brian Reardon
Shea Reardon	15 Gendover Drive D16	Shea Reardon
Tommy Murphy	1 Moyville Lane D16	Tommy Murphy
Catharina Byrne	36 Stendover Close D16	Catharina Byrne
Dorothy	3 Bodes Villa	Dorothy
Rita Bradshaw	3 Bodes Villa	Rita Byrne

SD21a-0232 Newbrook House, Taylor's Lane Applicant Lurgane Ltd

PRINT NAME	ADDRESS	Signature
Bryan Hickson	11 Bolton View, DUBLINS	
Tom Alamy	Albion Rd.	Tomy
Mr. Patrick	Gardiner Pt.	Cora Patrick
Sharon Ward	11, Ballinacorney Cres,	Sharon Ward.
MRSAN F. TOLLENACHE	13 Millbrook Grove.	Susan F. Tollenache
Peggy Doyle	9 Leinster Dr.	
Emer Drumody	26 Beech Walk, Scoones Rd	Emer Drumody
FRANK DORRIS	12 GILDERMIRE CLIFF, DUBLIN 16	Frank Dorris
Paul Kennedy	66 Springvale D16 R1997	Paul Kennedy
Bernard Phelan	32 Wilton Park, D14	Bernard Phelan
Paul Moore	Gardale Clon D16	
Fiona O'Shea	Ballinacorney Cres, D16	F. O'Shea
Martin O'Shea	34 Clonsilla Clon, D. 16	Martin O'Shea

X

