

**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
Glendoher & District Residents Assoc
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 ensembles) 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 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. Furney
for Senior Planner

Glendoher & District Residents Association

c/o 17 Glendoher Close

Rathfarnham

Dublin 16

The Senior Administrative Officer,

The Planning Dept.,

South Dublin County Council

County Hall, Tallaght,

Dublin 24.

23rd September 2021

Dear Sir or Madam,

Reg.Ref: SD21a/0232

Applicant: Luxcare

Location: Newbrook House, Taylor's Lane, Ballyboden, Dublin 16

Dear Sir or Madam,

We wish to object to the application for the following reasons:

- It is contrary to the SDCC Development Plan its policies and objectives and the Ballyboden Village Area Masterplan.
- It is contrary to Sustainable Development and principles of proper planning.
- The application should be declared invalid as it is contrary to the Planning Act
- It represents a threat to the residential amenities of the area
- No appropriate assessment with scientific certainty can be made in line with EIA Directive, EU Habitats Directive and Water Directive and no EIA determination is possible as the information has not been presented for the local authority to make such an assessment.
- This is a ecological gem in terms of otter, bat and badger habitat and foraging location and its watercourse is part of the Owendoher Catchment/Dodder Catchment and yet the Landscaping Plan is contrary to the Development Plan Objectives in respect Green Infrastructure and Natural Linkages with no tree survey even submitted.
- Ballyboden is the poetic landscape of the WB Yeats Poem 'Easter 1916' and the lack of care shown by this tasteless design is unworthy of the area and unworthy of any Nursing

Home inhabitant or any residential scheme. No attempt has been made to integrate this proposal by function, utility or design or landscaping detail into the rich ecological and heritage zone the subject site represents.

- There is a Paper Mill on this site and outbuildings are visible and are protected structures. This paper mill was a brown paper mill and was managed by the same Miller who ran Bolton Hall which was a white paper mill.



- We are deeply concerned about the impact this development will have on Newbrook House a protected Structure, its curtilage, its character and setting.
- The Applicant has surpassed itself for thinking that, they can submit an application, to this local authority without holding legal title to the site. The Applicant does not have legal title to either the portion of this site (shaded blue and green). The current owner of the area shaded green is Maura Meade and the area shaded blue is the area in dispute with the PRAI. Both Ballyboden Tidy Towns and Glendoher & District Residents Association have objected to the PRAI Registration by Maura Meade of the area shaded blue and that statutory process is ongoing. It would be premature for the Local Authority to grant such planning permission without knowing who owns the subject site. I note the Applicant has not supplied any ownership details or any permission from any owners of the site in the Planning Application Form which is standard practice if not obligatory.



Please see attached receipt of payment for 20 euros which we note is contrary to EU Law.

Kind regards

Angela O'Donoghue

Chairperson