

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

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

**Stephen Kelly & Lisa Battersby
52, Grangebrook Avenue
Dublin 16**

Date: 30-Sep-2021

Dear Sir/Madam,

Register Ref: SD21A/0246

Development: Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works ,landscaping ,boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Applicant: Beckett Developments Ltd

Application Type: Permission

Date Rec'd: 03-Sep-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**

52 Grangebrook Avenue,
Rathfarnham,
Dublin 16.

28th September 2021

Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24

Ref: SD21A/0246

Cash Office Receipt No:

Dear Sir/Madam,

We wish to submit the following observations on the planning application reference SD21A/0246. We wish to object to the proposed development.

Observation 1: Change to balance of green spaces in the estate

The Planning Permission granted for the Grangebrook estate is based on a set number of dwellings with a proportionate area of open green space within the development. The proposal for an additional 8 dwellings without additional green space would distort the basis and balance of the original planning permission.

The proposed insertion would be out of scale with the Grangebrook estate and would impact on the residential and visual amenity of the estate. It would therefore be contrary to the proper planning and sustainable development of the area.

Observation 2: Major impact on the character of the undeveloped section of the estate

Grangebrook estate is divided into two distinct areas separated by a physical and visual transition. The lower portion of the estate - with its green space beside Whitechurch Road - and the upper portion with its own green space - are at two different elevations. The

transition from the lower to the upper level is a section of estate roadway with a special character. It is a stretch of the estate with no dwelling houses but a tree lined transition space and would suffer from a significant negative impact on the residential amenity of the estate.

This is something precious to the estate and it enhances its character and and has a positive impact on the proper and sustainable planning of the estate.



Observation 3: There would be an impact on the ecclesiastical site

The proximity of the development, particularly the proposed site to the North of the scheme will have a detrimental impact on the ecclesiastical site adjacent to the proposed development. In planning application S98A/0479, there were SDCC Planner concerns regarding impact on the ecclesiastical site.

Extract from S98A/0479:

- 3 The site of the proposed development is adjoined to the south west by a walled site containing ecclesiastical remains, church, graveyard, font, graveslab(s), cross fragments and ballaun, all of which are included in List 2 for preservation in the 1993 Dublin County Development Plan. It is the policy of the Planning Authority to protect the rural and urban environment and heritage of the county and in particular buildings and features of historical interest. The proposed development, by reason of its proximity to these ecclesiastical remains, would screen this historic site from public view and sever it from its open setting,

Page 2 of 3

Observation 4: Concerns about views of ecclesiastical ruins

In planning application S97A/0412, there were SDCC Planner concerns about the proximity of a development impacting on the view of the ecclesiastical site adjacent to Grangebrook. Similar concerns will arise with this proposal.

Extract from S97A/0412:

- 2 That the houses shall be set back at a distance of 2.5m from the proposed front building line so that the garden depth of no. 14 is not more than a depth of 8.0m. The boundary masonry wall with the adjoining ecclesiastical remains shall not be raised in height where it bounds the front garden and side garden and in no circumstances shall trees or fence, or other such structures be erected which would tend to obscure the adjoining ecclesiastical site from public view at this location. A wrought iron railing of suitable design may be erected on top of the masonry wall adjoining the rear garden and where the overall height does not exceed 2.2m as measured from the garden level. All details shall be submitted for the written agreement of the Planning Authority prior to commencement of development of on site.

REASON:

To integrate the proposed and existing residential development with the adjoining ecclesiastical remains for which it is a specific objective to preserve in the Development, in the interest of public safety and in the interest of the proper planning and development of the area.

Observation 5: Increased vehicular traffic danger to residents

The lower elevation portion of the Grangebrook estate currently suffers from excessive parking congestion. This makes it difficult to approach the uphill transition section to the more elevated portion of the estate.

The proposed development would increase the traffic and resultant risk to residents. The increase in traffic in the estate would endanger public safety in particular at the bend of the road to the North of the proposed development.

There is already excessive on-street parking in addition to full driveway parking along the lower portion of Grangebrook Avenue which is the only access route to the remainder of the estate.

Any development at this transition section of the estate would increase the number of driveway-to-road traffic movements leading to a potential of a dangerous section of estate roadway approaching an already challenging bend.

Observation 6: Arboreal impact

The existing transition section of estate roadway has much of its character provided by the lack of driveways and the tree-lined canopy on both sides of the roadway. The removal of a significant number of these trees will take away from this character.

In addition, this loss would remove multiple wildlife habitats and would seem to contravene Policy LHA17: Trees and Woodlands, which seeks to preserve trees, groups of trees or woodlands which form a significant feature in the landscape or are important in setting the character of an area. As a result, the proposed development involving the removal of the trees would have a significant negative impact on the visual and environmental amenity and would be contrary to the proper planning and sustainable development of the area.

Observation 7: Design integration

The proposed house design jars with the existing aesthetic of the Grangebrook estate.

We would appreciate if you would take these observations into account in determining this planning application.

Yours faithfully,

Stephen Kelly and Lisa Battersby