

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

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

**Janet & Michael Griffiths
33, Grangebrook Avenue
Dublin 16**

Date: 05-Oct-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**

Objection to Planning Application SD21A/0246 – Location: Palmyra, Whitechurch Road, Dublin
16. Applicant: Beckett Developments Ltd.

Objection made by Janet and Michael Griffiths, 33 Grangebrook Avenue,
Rathfarnham, D16 WC95.

Dear Sirs,

Trees: The removal of existing trees behind our house (33 GB Avenue) and from 33 – 45 would mean we lose our present screening and security. The removal of other much older trees on the proposed site would mean a dearth of the tall deciduous trees which give us all a wonderful vista and apparently only one of these deciduous trees is to be retained on the site according to the documents submitted by the Applicant. Apparently, there was a bat survey done previously which showed that bat roosts are in those trees and should be brought into consideration. Also, it is the habitat for a lot of other wildlife, which will be disturbed/lost. In relation to construction of 4-bed semi-detached houses immediately behind our house and others, the removal of the Leylandii trees would mean that the side of these houses would be pushed up to our garden/s.

Design: The design of the proposed houses is **NOT** in keeping with the rest of the estate. This has not been taken into consideration by the applicant/architect. If the developer wishes to keep the character and appearance of GB, then design/finish of the houses should match those already on the estate. red brick at least. They would stand out like a sore thumb! In relation to construction of 4-bed semi-detached houses immediately behind our house and others, the removal of the Leylandii trees would mean that the side of these houses would be pushed up against our garden/s.

Density and

traffic: The density of 8 proposed houses on the site is too great, with the obvious increased volume of traffic on the Avenue. The proposal doesn't appear to show if there will be off-road parking for 2 cars per house, which would be necessary, otherwise parking would be on the Avenue, on a serious bend and blocking views of cars and cyclists coming up the Avenue, having to overtake these parked cars, with no clear sightlines to do so. There would be an **enormous amount of heavy truck traffic** going up and down GB Avenue if this application is granted, and as at present cars are parked on both sides of the Avenue and children play there too, the increase in danger to children and property is going to be enormous. At present waste collection trucks often have difficulty negotiating the avenue at the lower and upper bends.

Access: Why is access being proposed from GB Avenue through a boundary wall which was erected when the estate was built? Deeds show that Palmyra had retained one access for maintenance to Palmyra House from 05/03/1997 for 21 years. That has **EXPIRED**. Access could be from Whitechurch Road instead via Palmyra house, (to which the land belongs), has 2 accesses from

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Whitechurch Road. One a lane which passes by the old graveyard (mentioned in the application, not used) but another larger and wider access further up Whitechurch Road, which could be used for access to the site, if approved.

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Builders: Should the planning authority grant permission; necessary conditions should include hours of construction that should be adhered to **strictly** by the builder. This is a family estate, and the disruption and noise would be awful. The builders should be held responsible for ensuring that the road is kept clean and clear of any debris DAILY which might impact on the current residents and any damage to the road surface repaired.

Where is the builder's compound proposed to be? **NOT** on GB green spaces. This should be clearly marked on the application.

Where would their site office be?

Where would the various workmen be parking their personal cars?

Services: The additional pressure on services, e.g., sewerage, electricity, water, can impact on existing supplies. We have power outages and reduction in water pressure already on this estate.

We hope you will look again at this application carefully and note the above objections and those of other GB residents.

**Objection to Planning Application SD21A/0246 – Location: Palmyra, Whitechurch Road, Dublin
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Signed: JANET P. GRIFFITHS MICHAEL J. GRIFFITHS Date: 02/10/2021