

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

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

**Jeff Smyth & Helen Hudson
43, Grangebrook Avenue
Rathfarnham
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**

Planning Ref: SD21A/0246
Applicant: Beckett Developments Ltd.
Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Dear Planning Case Officer,

Please find submission below related to the above Planning Application. We object to the proposed development based on several factors, including the following included below:

- We feel that the style and appearance of the new development is completely out of character with the existing houses within Grangebrook estate.
- It is not clear from the plans how much parking will be available for each house proposed, this will lead to cars parking on both sides of this narrow portion of Grangebrook avenue which contains two bends in the road. This would be a major safety concern due to the number of young children who reside and play in the estate.
- Should the development go ahead the narrow avenue is not suitable for construction traffic for the build of the houses.
- The density of the 8 proposed house builds on the site, results in close proximity of House No. 8 to the rear garden walls of No. 33-43 Grangebrook Avenue, resulting in loss of tree cover and privacy.
- We feel that the submitted Tree Survey (D1194-1-05) and Topographical Survey (1194-1-02) do not accurately represent the extent of tree removal on the site. In particular, the line of Cypress trees immediately adjacent to the rear gardens of the existing 7 houses (No. 33—45 Grangebrook Avenue) are not shown in the submitted Tree Survey (Drawing D1194-1-05). The application is unclear in relation to whether these trees are to be retained or removed. These trees are referred to in the Arboricultural Report (Section 3.4) (G625).
- The Arboricultural Report (Section 3.4) states that the Application Site contains a large number of trees and references the line of Cypress trees (G625) as “unmanaged”. The report is incorrect in this regard as the trees have undergone management since the report date.
- Section 1.3 of the Arboricultural Report states that “tree removals are required to facilitate the development”. We do not feel this is fully accurate and is really only the case in order to facilitate all 8 new proposed houses. Significant tree removals could be avoided by reducing the number of houses to be built on the site. It also states that new high-quality tree planting elsewhere in the surrounding area (Section 6.4) is of benefit to the residents of Grangebrook. This would be far from the case for the most negatively affected existing houses (No. 33—45) who would lose both the existing tree cover and privacy.
- SDCC Tree Management Policy 2015-20 states that: “The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites”. It seems to

us that the retention of trees in this Planning Application is minimised in order to maximise the number of house builds.

In summary, we feel that the current Planning Application will greatly and negatively impact the Grangebrook estate, and particularly the residents of No. 33-45 Grangebrook Avenue. Loss of trees, canopy cover, and privacy is due to the density of the proposed 8 new houses on the site. If the planning authority determines that development at this location is suitable, we feel that the developers should resubmit the proposal with fewer than the current 8 homes and access to the houses should be from the lane off the main Whitechurch Road which would be more suitable and less intrusive to the residents of Grangebrook.

Your sincerely,

Jeff Smyth & Helen Hudson (43 Grangebrook Avenue)