

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

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

**Rosemary & Ken Maher
23, Grangebrook Close
Whitechurch
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

23 Grangebrook Close

Rathfarnham

Dublin 16

D16 R6Y2

04/10/2021

Re: Application SD21A/0246

Beckett Developments (director, Anne Jackson), Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

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.

To whom it may concern,

We wish to lodge observations and object to the above development on the following grounds;

- **SDCC development plan 2016-2022**

Wish to object to the application as it is contrary to the policies and objectives of the SDCC Development Plan, H17 Objectives 1 and 5.

H17 Objective 1:

To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders

H17 Objective 5:

To ensure that new development in established areas does not impact negatively on the amenities or character of an area.

With respect to the proposed infill development, it is clear from the dates on the reports submitted with this planning application that this project has been under consideration for at least two years, in that time period no consultation of any kind was engaged in between Beckett developments, director Anne Jackson of Palmyra, and residents of Grangebrook.

The eight entrances to the proposed eight houses, would have impacted negatively on Grangebrook Avenue. The section of the avenue is currently flanked on both sides by mature lime trees and provide a natural break in the estate. Any development of this area would have had a negative effect on the visual amenity of the estate.

The addition of eight houses to Grangebrook could result in at least 16 additional vehicles, increasing the traffic hazard within the already congested estate. The location of these cars would have been in a part of the estate that currently is practically free from traffic and parked cars due to the nature of this leafy house free section of the avenue.

- **The planned materials and finishes of the proposed houses would not integrate with the current houses**

The proposed finishes of the proposed development appear to be yellow brick and white concrete finish. This is in contrast to the existing red brick houses, and would not integrate well. The appearance of these houses would not improve the residential amenity of Grangebrook.

The SDCC development plan, 11.3.2 (i) also states that

On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form would have been required, through density, features such as roof forms, fenestration patterns and materials and finishes.

The proposed finishes are in breach of this.



- **Site and Access**

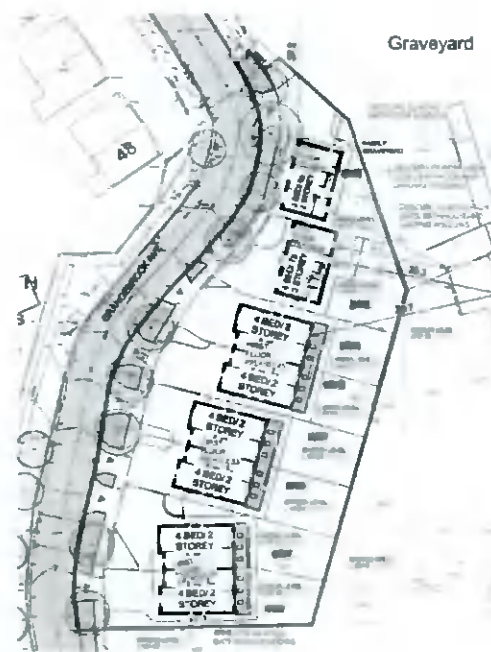
It is noted from the Cover letter and the Archaeology report submitted, that construction access is planned through Grangebrook. This is not acceptable. Grangebrook has a single point of access and egress from the Whitechurch Road. Grangebrook Avenue is narrow and due to the volume of resident's parked cars access by construction traffic risks damage to parked cars. Concern is also raised that construction vehicles and builder's own vehicles will block the avenue and impede access to Grangebrook Close and upper Avenue.

As noted in the request for supplemental information with respect to planning application SD21B/0372 (Palmyra, Anne Jackson) There are two vehicular accesses to the Palmyra site, both from Whitechurch Road. Access for any development of the Palmyra site should be from the Whitechurch Road.

Furthermore, Grangebrook is not suitable for the volume of construction traffic required for a development of this size. The main Avenue is congested with parking on both sides, providing difficulty of access for residents, two cars have difficulty passing at times and bin trucks have constant problems accessing the upper estate. The addition of construction traffic adds additional risks and hazards to the residents. This is a family estate and children are frequently out playing and the large vehicles increase the risk of accidents.

In addition, the site access and compound area have not yet been designed (Arbocultural report pg 14), it would be expected that these are located within the Palmyra site, and not Grangebrook.

It is also noted from the site layout plan, below, that the total site pertaining to the application, outlined in red, exceeds the boundary of Palmyra, outlined in blue. The area between the blue boundary wall of Palmyra and the red proposed site boundary is currently in charge of SDCC, according to Certificate Ref TIC/4965/2019 sent to the architect and not the property of Beckett developments.



- **Trees**

The removal of trees to facilitate the development will have a detrimental effect on the visual amenity in Grangebrook. The removal of these trees also removes habitats for breeding. The proposed replacement of removed trees "elsewhere" is not acceptable. The removal of trees would have a negative impact on the environmental and visual amenities in Grangebrook.

- **Easement**

In 1996 when the owners of Palmyra (vendors) sold land to the developers of Grangebrook there was an arrangement for an easement, where subject to planning permission the vendors retained the right to open up an access to the sold land on Grangebrook Avenue, within 21 years. This time period has now elapsed.

We would appreciate you taking these concerns into consideration when deciding the outcome of the planning application.

Please also find included Receipt No. T4/0/686291, for the €20 fee for making this observation.

Yours sincerely,

Rosemary and Ken Maher