

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

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

**Cathy Gallagher
67, 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.sdublincoco.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.sdublincoco.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**

Re: Planning Application Number is SD21A/0246

Date 5th October 2021

Submission made by : Cathy Gallagher, 67 Grangebrook Avenue, Rathfarnham , D.16

To whom it concerns,

I am writing as a resident of 17 years in 67 Grangebrook Avenue, Old Whitechurch Road, Rathfarnham to submit by observation/objection to the proposed development Palmyra in Grangebrook.

Firstly, I am astounded that there was no consultation with us as the existing residents of the proposed development or consideration of the daily impact it will have to us both short term and long term regarding access through the estate. Additionally the fact that the drawings were not available to us until 10 days post lodgement of the application meant that the time available to people to fully inform themselves in order to put in an observation was delayed.

I am making my observation based on the following concerns:

Health and Safety:

- In the short term, I would have serious concerns about the amount of construction traffic passing through the estate and the dangers this will pose for young children who have limited space to play other than outside on the front pathways outside their houses at the lower end of the avenue where the traffic will be passing by.
- Disturbance to existing land/vegetation and **increased threat of vermin investment to residents homes which has been observed already in the estate after recent individual developments to homes.**
- Increased traffic through an already densely populated estate of families with young children with most houses already having onstreet parking due to lack of space in driveways for two cars in original plans. Ref: Site analysis Pg.4 Access and Parking; and in Planning and Design Statement
- Width of road – current difficulty ascending Grangebrook Avenue due to cars parked on both sides of the road- leaves for great difficulty navigating up the avenue as is and dangerous bend just before access to proposed development.
- Current concern over existing access for emergency vehicles to pass through the estate due to narrow roadway and onsite parking on both sides of road and lack of available space for vehicles to make way... Results in cars having to reverse backwards up the avenue around the dangerous bend or back down the avenue... this increases the potential danger for accidents or children running behind cars etc.
- We already experience traffic hazard with the refuse trucks trying to navigate their way through the estate so the evidence is plain to be seen
- Winter driving conditions through the estate. Site of proposed development is at the brow of the hill at the beginning on a dangerous bend on the avenue. This site is

currently a danger zone daily but regarding volume of traffic passing up and down the avenue, but is extremely difficult to navigate in icy conditions. So much so that the Residents Association had kindly organised salt to be stored near the location of the potential development as so many cars got stuck trying to ascend the avenue at that point. Descending the avenue at this location is extremely hazardous as is without concern over increased traffic from the development or change in the road to accommodate the proposed development

- Traffic Management assessment of current traffic is overdue and badly needed before someone gets hurt.. Safety issue regarding construction traffic blocking access for emergency vehicles and residents at the top of Grangebrook Avenue.

Character of Grangebrook Estate

I believe it will be impossible to construct this development and maintain the existing character of the estate.

I am concerned about the overdevelopment of the estate in terms of the number of houses and the lack of green areas for the number already living in the estate. Grangebrook is already densely populated with a large volume of traffic passing through it without the proposal of 8 more houses that would require parking spaces on the brow of a hill just before two bends in both directions as you advance towards the location of the site. This will be extremely dangerous for drivers and any children that would be playing on front pathways in front of proposed new development.

The proposed houses are not in keeping with the current houses in Grangebrook, which would not only look odd but may have a negative impact on the appeal or valuations of existing houses which were built over 20 years ago.

I would also be strongly against the removal of any existing trees and the harmful impact this would have on the birds and wildlife in the area. There is absolutely no point planting trees elsewhere to replace these trees.

Natural habitat and Protected species.

Since the bat survey was carried out in 2019, there has been an increased level of bat activity observed by residents in the old sheds/buildings close to location of the proposed site. Obviously the construction of this development will have a damaging effect on the survival of the bats in the areas

The river is a natural habitat to many birds and wildlife and any construction on this site will have a damaging effect to the herons and other birds that live along the river

Signed: Cathy Gallagher