

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Paul Dalton  
17. Grangebrook Close  
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](http://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](http://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**

To whom it concerns,

I am writing to object to the proposed development (application No SD21A/0246) in Grangebrook Estate.

My submission receipt number is **T4/0/687125**

I have several reasons for objecting, listed below:

1: The danger of building trucks and equipment travelling through an already heavily trafficked, narrow, built up area frequented by small children and pets that has an existing problem with on-street parking. This problem has already been raised with SDCC on many occasions. As someone that lives in the upper part of the estate, blockages on the route are common with the aforementioned parking issues as well as when there are bin lorries or local construction traffic. The presence of building traffic will exacerbate this problem causing great disruption for those living above the development.

2: The estate is already established. The destruction and removal of green space, trees and areas used by the existing residence, their children and pets to provide access to new dwellings is contrary to Grangebrook Estates existing planning, green space management, tree cover etc etc.

3: The destruction of wildlife habitat in the proposed area. The area is frequented by foxes, bats, hedgehogs and squirrels and many more.

4: There is already access to the site from the Palmyra side. As such, surely no access needs be made into the Grangebrook Estate?

This is an established estate that the proposer intends to break into from the estate side despite access being available from another side. No contact was made with the established Residents Association, no thought appears to be given to the existing residents with regard to their loss of amenity, increase in regular traffic, the house types that are not at all in keeping with the existing houses and the willful destruction of mature trees and loss of wildlife. On top of that there is the disruption to those of us above the development and the very very real danger of injury or worse to a child or pet caused by the the addition of building traffic in an already dangerous area.

Yours etc

Paul Dalton, 17 Grangebrook Close, Rathfarnham.