

Palmer Park/Pearse Brothers Park  
Residents Association

C/O 28 Pearse Brothers park

Ballyboden

Dublin 16

Planning Department

South Dublin County Council

Tallaght

**RE: Planning Application SD21A/0232**

**3-4 storey nursing home building to consist of 111 bedrooms (with ensuites) and associated staff and resident welfare facilities, amenities and including extensive landscaped gardens. The protection and preservation of Newbrook House (a protected structure-Ref No 300) and incorporation with the construction of the new 3-4 storey nursing home. Formation of new vehicular access and pedestrian site access off Taylors Lane and associated landscaping works. Communal open space as well as other facilities open to the public such as hair salon, function suite and cinema. Provision of 18 parking spaces including 2 accessible spaces and 2 EV charging bays to service the nursing home. 24 short and long stay cycle parking spaces. 5 new 3 storey dwellings with associated parking landscaping and services.**

Dear Sir/Madam,

I wish to make an objection to the grant of permission on the above planning application on behalf of Palmer Park/Pearse Brothers Park Residents Association.

- The height of the building to the north of the site, 119.80 metres to ridge height, on an elevated part of the site would leave the bedrooms, kitchens and private amenity space of the houses in Palmer Park totally overlooked, reducing their residential amenity considerably, and totally dwarfing Newbrook House at 63m, voiding the protected status of Newbrook House.
- We are concerned that private dwellings proposed for a considerably elevated part of the site are so high as to overlook bedrooms of adjoining dwellings. We respectfully request that the height of these dwellings be reduced to 2 storeys, with the number of dwellings reduced to increase the living space of each house in line with the principles of proper planning and sustainable development, and to protect the residential amenity of both current residents and future residents of these proposed houses.
- We are concerned that the proposed landscaping plan takes little cognisance of the protected wildlife on the site and would ask that the Mill Stream remain in its current state, and that suitable mature trees and shrubs be provided along the Southern boundary.

- We note that if renovation works on Newbrook House have not commenced by November 1<sup>st</sup> 2021, that a winter roosting survey of the interior is recommended by the surveyor who completed the Bat Survey. We feel that no decision on planning should be made without a complete survey, as no renovation works on Newbrook House should proceed without a survey of the attic space, in accordance with the principles of proper planning.
- We are concerned that further earth removal will compromise the integrity of the boundary wall at the back of our homes and don't see any plan to underpin the wall to accommodate earthworks. We have an existing complaint with South Dublin County Council regarding damage to our boundary wall when the previous owner removed a considerable amount of earth.
- The lack of parking bays onsite means that visitor and staff parking will be a cause of disruption at the Palmer Park and Pearse Brothers Park entrances, creating unsafe conditions for pedestrians at our pedestrian crossing.
- Finally, in the interest of integration of new residents of the proposed facility we request that community facilities be included in the design, such as a coffee shop, to ensure a sustainable community in the area.

Kind Regards,

Brenda Doyle

Secretary

Palmer Park/Pearse Brothers Park Residents Association

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
An Rannóg Forfheidmiucháin - Enforcement Section  
Telephone: 01 4149000 Fax: 01 4149104 Email: [planenforcement@sdblincoco.ie](mailto:planenforcement@sdblincoco.ie)

An Rannóg Talamhúsáide, Pleanála agus Iompair  
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Palmer Park/Pearse Brothers Park Res Ass  
C/o Brenda Doyle  
28 Pearse Brothers Park,  
Ballyboden,  
Dublin 16.

Date: 24-Sep-2021

Dear Sir/Madam,

**Register Ref:** SD21A/0232  
**Development:** 3-4 storey nursing home building to consist of 111 bedrooms (with ensembles) and associated staff and resident welfare facilities, amenities and including extensive landscaped gardens. The protection and preservation of Newbrook House (a protected structure-Ref No 300) and incorporation with the construction of the new 3-4 storey nursing home. Formation of new vehicular access and pedestrian site access off Taylors Lane and associated landscaping works. Communal open space as well as other facilities open to the public such as hair salon, function suite and cinema. Provision of 18 parking spaces including 2 accessible spaces and 2 EV charging bays to service the nursing home. 24 short and long stay cycle parking spaces. 5 new 3 storey dwellings with associated parking landscaping and services.  
**Location:** Lands to the south of Taylor's Lane, Ballyboden within the cutilage of Newbrook House  
**Applicant:** Luxcare Limited  
**Application Type:** Permission  
**Date Rec'd:** 20-Aug-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.

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
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**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**