

**Submission of Observations for new Development Application SD21A/0246 with respect to Palmyra, Whitechurch Road, Rathfarnham, Dublin 16.**

Submitted by: Colette Dolan  
16 Grangebrook Avenue  
Rathfarnham  
Dublin 16  
D16 Y2F1

Receipt Reference: T4/0/686550

Dear Sirs

I wish to submit the following objections regarding the proposed Development Application Reference SD21A/0246

**1. Traffic Management**

Access to and from each of proposed additional 8 houses is via Grangebrook Avenue which is already experiencing significant access, safety and parking issues for residents on the Avenue. The additional vehicles and traffic which would result from the proposed development would further exacerbate the current situation including restricting access for residents and emergency vehicles, and posing significant safety issues for children, pedestrians, wheelchair users and cyclists. Off-street parking for 2 cars for each house should be provided, however it is not clear from the plans if this is the case. It should also be noted that the proposed development is located at a dangerous bend on the Avenue with inadequate sightlines for oncoming traffic.

The requirement of the Planning Authority to ensure that a safe street environment is provided could not be achieved based on the current proposal as presented in Development Application SD21A/0246.

**2. Overdevelopment**

The SDCC Development Plan 2016-2022 specifies that there should be 12 houses per hectare. The proposed development is not in compliance with the SDCC Plan in that 8 houses are proposed for an area of 0.226 hectare. Additionally there is no provision for additional green space in Grangebrook Estate to allow for the proposed 8 dwelling houses. The proposed development can therefore be classified as overdevelopment of Grangebrook Estate.

**3. Environmental Impact**

The removal of the trees will adversely impact the character of the Avenue and the replacement plan for the trees does not allow for replacement of the trees within Grangebrook Estate. This approach is not in compliance with the Local Planning Policy, *Living with Trees*, which requires that there is maximum retention of trees on new development sites. The environmental impact of the removal of existing trees, vegetation and associated wildlife habitats requires further review and impact assessment regarding environmental and sustainability impact.

#### 4. House Design

The design and exterior finish of the proposed houses are not in keeping with the established pattern of the existing houses and thus the proposed development would not form an aligned visually integrated section of Grangebrook Estate. The established pattern of the frontage of the existing houses is redbrick whereas there is no evidence in the proposed development plan that the proposed dwellings will have a similar frontage.

#### 5. Expired Access for Palmyra

Deeds for the original houses in Grangebrook show that access to Palmyra House for maintenance was permitted from 05/03/1997 for a period of 21 years. This access therefore expired on 05/03/2018.

#### Objections submitted by:

Colette Dolan  
16 Grangebrook Avenue  
Rathfarnham  
D16 Y2F1

**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)**

**Colette Dolan  
16, Grangebrook Avenue  
Dublin 16**

**Date: 07-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**