

## Observations on Planning Application SD21A/0246.

### Consultation:

There was no consultation with the residents prior to this application going in, Grangebrook has a long standing and active residents association and the slightest enquiry with any resident would have put the developer in touch with them considering the impact the construction phase will have on the residents this is concerning when future interactions are required.

### Traffic Disruption.

There are approx. 150 households in Grangebrook, 66 above the section of road where these houses will be developed.

- The subject site itself is not at grade with the section of Grangebrook Avenue it proposes to open out on to, has a quantity surveyor estimated the number of trucks that will have to weave through the estate to fill this up to grade ?
- This is primarily a family estate with many children of school age walking and cycling to school each morning, this would be a risk if you added in the construction traffic at these times.
- The original houses have mostly one parking space leaving many cars to park on the road, this tight congestion is bad enough with people coming and going on school and work runs in the morning , it pretty much causes havoc and the flow grinds to a halt when you add in the 9 refuse trucks that come into the estate each week it would be unworkable if construction traffic is let near the estate at these times.
- The developer makes no mention of cranes or high lifting equipment and the subsequent road closers which would be needed to deliver certain building materials to site without damaging the Grangebrook Trees.
- There is no provision for construction parking, where does the developer see all the construction workers parking ?
- We noted that the developer left out the second entrance to Palmyra on the Whitechurch road that could facilitate construction deliveries and construction worker parking and would only discommode one household and not 150+

### Green Space:

- There is a vague mention to a contribution to the Grangebrook Residents for green space improvements, how much is this ?
- will it be a bond lodged prior to construction starting in case of any financial issues at the end?
- Is this ring fenced for improvements and not the reinstatement of green space that is destroyed during construction?
- I would have concerns for the trees at the subject entrances, I do not see how these can be kept as construction goes on and not be damaged.
- The above mentioned trees are also quite mature and a key feature of the placemaking of the road, they will be quite close to the proposed houses, will this not affect their light ?
- The developer is essentially taking a strip of Grangebrook Greenspace for personal gain without replacing it with any land on their side, the local children use this green space as a BMX / Mountain bike track for the past two summers and put some effort into dig it, maintaining it and building jumps.

- A large quantity of healthy mature trees on the developers side are been chopped down, has an ecological / drainage assessment been carried out on this amount of soakage and soil structural integrity being removed.

**Appearance and design:**

- The proposed houses are yellow ! the other 150 in the estate are red bricked , these proposed 8 houses do not fit into the character of the estate.
- There are two many of them, the proposed 6 semi detached seem well though out the sites 1 and 2 seemed forced into a site that does not fit them, omitting these would leave space for a pocket park to replace the green space required for the entrances for the 6 semis
- Site number 1 and its entrance is at a dangerous location, the last two houses on wither side of the avenue park on the road and it turns this corner into a blind spot already, let alonf a blind spot with a blind entrance on it.
- Even with the annexation of our green space from the plans it looks like the developer is not even putting in a continuous path on that side of the road, again this would lead to people crossing in dangerous locations.

**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)**

**Morgan Crumlish  
76, 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**