

29 Grangebrook Avenue  
Rathfarnham  
D16 Y8V0

5<sup>th</sup> October, 2021

OBJECTION TO: SD21A/0246 Palmyra infill proposed housing development.

SENT BY EMAIL TO: [Planningsubmissions@sdublincoco.ie](mailto:Planningsubmissions@sdublincoco.ie)

Receipt Ref: Receipt No. : T4/0/686910 – please see attached.

Dear Sirs,

I wish to object to the above proposed development on the following grounds:

- 1) **Access via Grangebrook Estate:** The inclusion of provision of vehicular and pedestrian access to the Grangebrook housing estate, where I am a resident, is not appropriate where **two existing access points** from the Palmyra dwelling to Whitechurch Road should be used. The subject lands for this proposed infill development are part of the garden of a private dwelling, Palmyra. This private dwelling already has 2 separate vehicular and pedestrian access points to Whitechurch Road. Palmyra's first access point is the entry lane alongside the Grangebrook Estate. Palmyra has a functioning second access driveway further along Whitechurch Road, south entrance on western side of Whitechurch Road, which is regularly used. Either of these existing access points should be used, without the unnecessary disruption of 8 additional access points being opened up to an existing, established residential housing estate.
- 2) **Right of access :** The original Grangebrook deeds provided for 21 years of access for Palmyra but this has now expired, hence no right of access exists for the private Palmyra dwelling via the Grangebrook estate. This access was for a single dwelling, Palmyra, not for an additional 8 dwellings.
- 3) **Development proposed outside of ownership** – the Palmyra infill proposed housing development includes grass verge/path outside of the boundary wall that is not under ownership of the Palmyra dwelling, hence this application is not valid.
- 4) **Traffic Congestion:** Grangebrook Estate already has very narrow streets, with most residents having 2 cars per house. With cars parked on each side of the streets, access is already very difficult. The addition of 8 more houses on Grangebrook Avenue would add to this existing traffic congestion, and would present an increased risk to health and safety of Grangebrook residents.
- 5) **Construction Traffic** – As mentioned in the above point, due to the narrow roads in Grangebrook estate, there is also a high risk that accidents will occur throughout the construction process from groundworks to finishing works. Residents, and in

particular small children, can all be at risk around or involving construction vehicles. The estate has a high proportion of young children, who play regularly outside their houses and in the common green areas.

6) **Removal of mature Trees** - Mature Trees are vital for tackling air pollution, boosting biodiversity, reducing flooding and helping to cool concrete spaces during summer heatwaves, as well as providing people with a proven and much-needed mental health boost. I would be very disappointed if South Dublin County Council disregards this important aspect of the proposed development, as replacing them with saplings in no way replaces the benefits of mature trees.

Overall, I think this planning application is very disrespectful to the Grangebrook Estate residents – there was no consultation with residents, and there is no reference in the application to any consideration of the impact on Grangebrook estate residents.

Yours sincerely

Caroline Gamboa.

**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)**

**Caroline Gamboa  
29, 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**