

Gerard & Patricia Collie
48 Grangebrook Avenue
Ballyboden
Dublin 16
D16X7T8

Ref Planning application SD21 A/0246

RECEIPT NO: T4/0/687262 SD21A/0246

To Whom It May Concern,

I am writing to object to the above planning application for construction of eight houses on the site of Palmyra, Whitechurch Road on the following grounds:

Overlooking:

The proposed houses (numbers 1, 2, 3, & 4) will directly overlook and overshadow the dining and kitchen area and garden amenity of no 48 Grangebrook Avenue, having a serious impact on our privacy (as outlined in the Human Rights Act).

Design:

The proposed house design and exterior building materials bear no similarity to the existing development, and would have a negative impact on the residential amenity as a whole.

Traffic:

The proposed construction of eight houses with access onto Grangebrook Avenue would increase traffic on an already congested estate and would be a safety hazard for pedestrians and cyclists as the proposed site is on a bend and slight hill on Grangebrook Avenue. This particular bend is generally a traffic blind spot and has been very difficult to navigate in winter conditions (snow and black ice).

Landscape:

The proposal requires the removal of several mature trees which line that section of Grangebrook Avenue.

The removal of these mature trees would alter the look of the estate and reduces the amount of green space available to its residents.

Yours sincerely

Gerard & Patricia Collie

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

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Gerard & Patricia Collie
48, Grangebrook Avenue
Ballyboden
D16 X7T8**

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.

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, 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**