

51 Grangebrook Avenue

Rathfarnham

Dublin 16

7th October 2021

Planning Department

South Dublin County Council

County Hall Tallaght

Dublin 24

Ref: SD21A/0246

Receipt No. : T4/0/687087 (attached via email)

Dear Sir/Madam,

We wish to object to planning Ref: SD21A/0246 based on the following observations:

1. Under the SDCC Development plan 2016-2022 the objective of this area is to protect and/or improve residential amenity. The evidence within the plan highlight that there will only be a deterioration of Grangebrook as a result of reducing the number of mature trees (which will increase noise), no additional greenspace and an increase in traffic related dangers as well as the loss of a number of wildlife habitats.
2. South Dublin County Council Development Plan 2016-2022, states only 12 houses per hectare. This development is only 0.226 ha, yet has 8 houses proposed.
3. Impact on the ecclesiastical estate and graveyard and second graveyard by the proximity of the sites See S98A/0479 planner concerns
4. Increase of dangers at the bend
 1. Traffic Management Assessment of the current traffic needed - safety issue re construction traffic blocking access/egress to residents at top of Grangebrook, emergency vehicles, waste management, development works on other private homes within the estate etc.
 2. In the urban design manual criteria, and the Planning and Design statement, there is reference to "traffic calming mitigation measures, adequate sight lines, speed limits, signage, and local road alignment creating a safe street environment ". This is not the case - Grangebrook Residents have consistently raised such traffic management concerns

5. Destroying Green, tree lined part of the estate where there is currently no building access, separating the higher part of the estate from the lower part. This is something precious because there are no buildings opening on to it.
6. Planning permission granted for the Grangebrook estate is based on a set number of dwellings with a proportionate area of open green space within the development. The proposal of an additional 8 dwellings without additional green space distorts the basis and balance of the original planning permission
7. There is a buzzard presence in the area. The green area within Palmyra provides a habitat for animals (smaller birds and other mammals) that would contribute to the diet of the buzzards that frequent the area

Yours Faithfully,

Diarmaid McLoughlin and Sharon Alley

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

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

**Diarmaid McLoughlin & Sharon Alley
51, Grangebrook Avenue
Rathfarnham
Dublin 16**

Date: 08-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.sdublincoco.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.sdublincoco.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**