

8A Grangebrook Close
Rathfarnham
Dublin 16

Re: Development Ref SD21A/0246
Location: Palmyra, Whitechurch Road, D16
Applicant: Beckett Developments Limited
Receipt No: T4/0/687425

To whom it concerns

I am a resident of the Grangebrook estate and wish to lodge my objection to the proposed development above. My core concern is the addition of dwellings to the Grangebrook estate in this location. With the proposed development positioned at the steep, narrow bends in the estate it is dangerous, neglectful of the safety of the residents of the estate and will impede vehicular access to the top half of the estate – a considerable concern for emergency vehicles.

Ingress and egress through the lower part of the Avenue is already difficult with on-street parking. Grangebrook is not served particularly well by public transport and the provision of only two parking spaces per unit will only mean that on-street parking would be inevitable and continue all the way up to the top elevation of the estate, forcing drivers to navigate the on-street parking, the hill climb and the bends at this location.

Additionally, at almost 100m and north-facing, the elevation and aspect of this stretch of road means that ice forms quickly in the winter and navigation up and down the gradient and bends are already difficult.

I echo the sentiments of my fellow neighbours who have already lodged objections in that the proposed house construction is not in keeping with the character of the rest of the estate, reduces the green area contributing to loss of habitat, biodiversity and recreational space, and question the access rights and additional development rights within Grangebrook.

Regards,

Jason & Fiona Furlong.

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

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

**Jason & Fiona Furlong
8A, Grangebrook Close
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.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**