

To Whom It May Concern

Re: Planning Application SD21A/0246, Palmyra, Whitechurch Road, Rathfarnham, Dublin 16.

Planning Objection Fee Receipt No: T4/0/686428

I am writing to object to the proposed development at Palmyra because it contravenes the proper and sustainable planning of the Grangebrook Estate.

The developer wishes to demolish a section of the boundary wall of the Grangebrook Estate in order to build a number of new houses, which would add more houses and traffic to Grangebrook and which would destroy an important green area within Grangebrook estate. The boundary wall to Grangebrook should not be demolished. The proposed development would severely detract from the design, utility and residential amenity of the Grangebrook estate. The proposed redevelopment of the infill site at Palmyra would negatively impact the Public Open Space within the Grangebrook estate. The scale of the proposed development is inappropriate to its locational context and would not be easily absorbed into the established development of the Grangebrook estate. Increased volume, access, traffic and parking within Grangebrook cannot be safely achieved.

The site layout plans and elevations of Palmyra fail to clearly show the context of all neighbouring properties to Palmyra and they draw emphasis away from the existing unobstructed vehicular entrances directly into the Palmyra site from the Whitechurch Road, which includes both a substantial main driveway and also an unobstructed wide vehicular laneway. According to the planning application SD21A/0246 no consultation with the Road Section has taken place. The safest and most direct route for any infill development within Palmyra would be to the adjoining Whitechurch Road, rather than exiting the long way round via the most indirect route through the Grangebrook estate and then onto the Whitechurch Road.

Yours Faithfully

Thomas Jenner
19 Grangebrook Close
Rathfarnham
Dublin 16.

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

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

**Thomas Jenner
19, 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**