

Keith Rooney
215a Palmerstown Avenue,
Palmerstown,
Dublin 20.
D20W920

Date: 21st October 2021

Planning Application **SD21A/0271** Lands at the Silver Granite, Palmerstown

To whom it concerns

I wish to **Object** to the planning application **SD21A/0271** for lands at the Silver Granite Pub in Palmerstown for the following reasons:

- All the apartments on the North side of the building will be overlooking my house and they will be able to see right into the rear of my property where our bathroom is and our 5-year-old daughter's bedroom and our family kitchen, we will have no privacy whatsoever. There is also seating area proposed on the first floor and a roof garden, people will be able to see in from all angles.
- The huge scale, mass and height of the building will block sunlight coming into our back garden whereas a family we would spend most of the summer months playing outdoors with the children. It will also have a detrimental impact on the character of the area because of its height and visual prominence.
- Traffic in the area is already highly congested and the addition of another possible 75 cars in the area (only 34 Residence spaces provided) would only increase the problem, also the entrance for parking provided for the apartments is right next to the traffic lights and pedestrian crossing and I think this is not ideal and would endanger public safety.
- The local services in the area are already full, the doctors are not taking on any new patients and both school's boys and girls are also full. The local Creche is also only taking bookings for new children for next September 2022.
- The wastewater sewer network in the area is also very old and stretched to capacity, an additional 50 toilets and showers onto the network would just put more pressure on the system. SDCC only had to remove a massive blockage a few months ago from Kennelsfort Road across from the pub and the existing manhole in the lane to the proposed new development is also regularly blocked. Also looking at the drainage drawings there seems to be no Greece trap provided for the restaurant.

- The Value of my property and others around will be impacted because of the proposed development, I like many others around the area will lose what privacy and sunlight we have and every time we look out the window or walk by we will be reminded of it.
- The noise and disturbance from the construction building programme will affect me on a day to day basis as I work from home, I have done since the pandemic started and I will be for the foreseeable future.
- There is already an oversupply of off licences in the immediate vicinity, one in the Circle K Garage and another one in Supervalu less than 50 meters from each other. Another one would just add to the existing problem of antisocial behaviour and litter.
- There is a betting office already across the road and I think the area does not need another one.

I feel blessed and privileged to have spent over 30 years living in Palmerstown and my family and I have enjoyed every day of it because it is a great place to live. I like the rest of the local people around the area worked hard for their private house. The proposed new development will be overbearing and out of scale with its surroundings and looking at the layout and density of the apartments they are way too small to bring up a family. Far too many of these build to rent properties are popping up all over the country and they all look the same, it seems like a copy and paste exercise from the developers go as high as you can and squeeze in as many as you can, I do agree that there is a place and a need for them but not in small communities surrounded by people's homes. When making your decisions to grant or refuse the planning application please take into consideration the impact that this will have on local people's private homes

I look forward to hearing from you.

Kind regards,

Keith Rooney.

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

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

**Keith Rooney
215a Palmerstown Avenue
Dublin 20
D20W920**

Date: 21-Oct-2021

Dear Sir/Madam,

Register Ref: SD21A/0271

Development: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).

Location: Lands at the Silver Granite pub, Palmerstown, Dublin 20

Applicant: Hollyville Investments Ltd.

Application Type: Permission

Date Rec'd: 01-Oct-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.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