

Dear Sir/Madam,

I wish to object to the proposed development planning application SD21A/0271 on the grounds noted below.

1). Height: I object to the height of the proposed development:

At 5 stories high it will be considerably higher than any other residential, retail or commercial/industrial buildings in the area and result in a loss of visual amenity as it will be intrusively visible for quite a distance. It will be a blot on the skyline and not in keeping with any other buildings in the area.

2). Light: I object to the proposed development due to the impact on light in the surrounding area. This development will result in shadow and a vast reduction in ambient light on the residences and gardens in the surrounding areas for a couple of hundred metres in all directions caused by this development, darkening gardens, darkening buildings with windows facing the development, and buildings utilising 'Velux' type windows. This impact will be considerable as this development will take up a high percentage of the skyline visible in the surrounding areas.

3). Privacy: I object to the proposed development on grounds of privacy.

Following on from no 1 above there is an impact on the privacy of the residences in the surrounding area as they will now be overlooked for a considerable distance by this development.

This will apply not just to the gardens but also to any residences close by who have installed 'Velux' type windows or dormer windows in attic conversions and extensions as the inside of these dwellings will be visible .

As the garden size and the privacy afforded by them were an attribute when considered for purchase by the residents and inherent in their purchase price it would be grossly unfair to them to have this development remove this feature of their property. Being overlooked to such an extent will erode their ability to enjoy the benefits of their property to the full extent.

4). Traffic: I object to the proposed development due to the effect in increased traffic congestion in the area.

At present there exists a serious problem with traffic congestion in the area. At most times of the day traffic is regularly backed up on Kennelsfort Road Upper from the junction with the R148 to the entrance to Woodfarm Acres and from the junction of Kennelsfort Road Upper with the R833 Coldcut Road back to The Silver Granite pub. To introduce nearly 30+ new car parking spaces for residents of this development will exacerbate an already serious traffic problem.

It also does not allow for the likelihood that these resident households will have more than one vehicle (see also no 5 below).

It also does not allow for residents of this development with vehicles but no car parking spaces (see also no 5 below)

There will also be the added congestion due to deliveries to, and customers of, the proposed retail units (see also no 5 below) .

5). Parking: I object to the proposed development due to the impact on parking in the area.

Further to my point no 4 above there is already a serious issue with illegal parking in the area with residents of Kennelsfort Road and Wheatfield Road regularly having their driveways and laneways blocked by people not using parking spaces already provided in the existing shopping centre and in the Silver Granite pub.

As there are insufficient parking spaces in this proposed development not only for all the residents or for households in the proposed development with more than one vehicle, but in addition for

customers of / deliveries to the Spar/Pharmacy/Off Licence/Pub this issue will get worse and will again prevent these residents from enjoying the full and safe use and benefit of their properties.

6). Road Safety: I object to the proposed development due to Road Safety.

Following on from points 4 & 5 above please note there are two schools (a National & a Secondary) nearby which result in extra foot, cycle and motor traffic at peak times and the extra traffic congestion and parking issues due to this development will present a further hazard to the children attending these schools. The congestion will also introduce further hazards to pedestrians and cyclists in the area and especially at the junction of Kennelsfort Road Upper and Wheatfield Road which is a particularly busy one.

7). Retail units: I object to the proposed development due to the unnecessary addition of retail units.

Regarding the proposed new retail units within the development the area is already well served with:

A Supervalu supermarket within Palmerstown Shopping Centre.

An existing convenience store at the Circle K filling station beside the Silver Granite pub.

Small grocery and convenience stores close by on Manor Road.

A pharmacist within the Palmerstown shopping centre with another close by at Manor Road.

An off licence within the Supervalu supermarket and the Circle K garage.

A betting shop within Palmerstown shopping centre.

There is simply no need for further retail units for these type in the area and as per points 4 & 5 above, the parking or the capacity to accommodate the associated extra traffic.

8). Sewerage/Drainage: I object to the proposed development due the impact on the existing sewerage/waste water services.

The existing sewerage/waste water structure in the area is already at maximum capacity. The proposed development with such a concentration of apartments, pub and retail units with soil and waste water will overload the existing system.

In conclusion, while there is a national narrative that housing is badly needed in the country, the type of housing needed is starter and family homes for purchase and not small 1 & 2 bedroom rental type apartments as in this proposed development.

This proposed development is far too high, will be visually intrusive and not in keeping with the existing structures in the area. Furthermore, it will have a severe, negative impact on the surrounding dwellings, their residents, their quality of life, and the area in general.

In addition, there is no requirement for the proposed retail units in the area as it is already well served with the existing retail outlets.

Yours faithfully,

Francis O'Gorman,
166 Kennelsfort Road Upper,
Palmerstown,
Dublin D20 C668.

Francis O'Gorman
166, Kennelsfort Road Upper
Palmerstown
Dublin 20
D20 C668

Date: 29-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.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. Crowley
for **Senior Planner**