

Natalie O Farrell  
209 Palmerstown Avenue,  
Palmerstown,  
Dublin 20,  
D20 E527

1<sup>st</sup> November 2021

Ref: SD21A/0271

To Whom it may concern,

I wish to make a formal objection to the planning application SD21A/0271 for lands at the Silver Granite Pub in Palmerstown.

I am a resident at Palmerstown Avenue which is situated on the north side of the proposed development.

The Proposed building and its huge scale will dwarf all buildings and is out of character with the streetscape in the area blocking the sunlight to back gardens on Palmerstown Avenue and Kennelsfort Road. In addition, the balconies in apartments on the north side of the proposed building will overlook the back gardens of Palmerstown Avenue and Kennelsfort Road. The floor levels within the proposed development will clearly negatively impact the privacy of our homes.

The traffic in the area is already heavily congested and it is expected to get worse when the development of the 250 build to rent apartments currently under construction at the N4 and Palmerstown village site is complete. The proposed development at the Silver Granite will only add to the existing problem. The traffic on Kennelsfort is already a huge problem and I see no proposals about how the existing problem will be addressed, never mind measures that will be taken to deal with the increased pressure arising as a result of these new developments.

Due to Covid 19 restrictions and outdoor dining taking up the car park spaces of the existing pub and Bistro, there is currently limited parking at the site. Delivery vans and customers for the Silver Granite Pub, the HR Bistro and Paddy Power betting centre are currently parking on Palmerstown Avenue and Wheatfield Road, blocking vehicle access to our properties. The proposed development includes extra retail establishments, and the drawings show that proposed parking for the new retail units and the residential parking for 50 apartments will be situated across the main Kennelsfort Road in the Supervalu car park, with no parking directly outside the development. It is therefore reasonable to assume that Delivery drivers, customers and residents of the development will choose to park nearer the premises and this will add to the existing parking and access problem for the residents of Palmerstown Avenue and Wheatfield Road.

50 residential units along with a roof garden, a rooftop play area, a Gastro pub, Off licence, Bookmakers and two retail units will concentrate the noise levels, not only for the residents beside the development but also for the neighbouring estates. The noise levels from the existing Silver Granite Pub have always been an issue. From the drawings submitted one of the retail units is situated on the north side of the block beside an entry to the Wheatfield Road laneway and facing an entry to the Palmerstown Avenue/ Kennelsfort Road laneway. My concern is that the increased volumes of people gathering will increase the opportunity for anti-social behaviour in what is a quiet and residential area full of families.

Palmerstown Avenue and adjacent roads are established and settled; families have purchased these houses feeling that there would not be any development of this scale in the area. There is no need for 50 build to rent units, with planning permission already granted for 250 build to rent apartments in Palmerstown village. These developments will undoubtedly be by private developers, with unaffordable rents, and no option to buy and will do nothing to serve the interests of the current residents of Palmerstown, or those in society who are feeling the brunt of the housing crisis the most..

I trust that you will consider this objection and the impact that a development of this type and scale will have on the residents of the area.

Kind regards,

Natalie O' Farrell

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Natalie O'Farrell  
209, Palmerstown Avenue  
Palmerstown  
Dublin 20**

**Date: 02-Nov-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](http://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](http://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