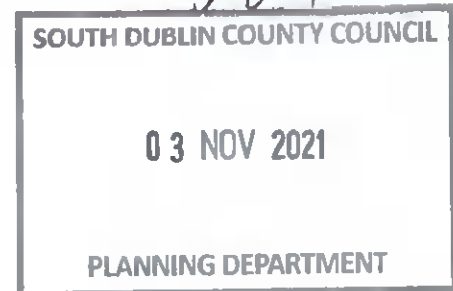


1 Palmers Lawn
Palmerstown Manor
Dublin 20.

Land Use, Planning and Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 YNN5

1st November, 2021.



Re: SD21A/0271 – Planning Application for “Silver Granite” Pub Site Dublin 20

Dear Sir/Madam.

I wish to make an observation on the above development at the junction of Kennelsfort Road and Wheatfield Road, Dublin 20:

- (1) the development is of excessive scale for the area, representing overdevelopment and excessive height on this site in this area,
- (2) the height, form and scale of the proposed development is completely out of character with the local built form, which is mainly low rise in nature, mostly 2 storey houses and a low rise local shopping centre, and as such would militate against the principles of proper planning and development of the area,
- (3) the proposed development would be visually incongruous in the existing site context and would be out of character with the area due to its vastly excessive height,
- (4) the height of the proposed development is far too high and excessive in such close proximity to existing 2 storey homes,
- (5) it is very unusual that the car parking for this development is in a remote location, separated from the primary site by a busy public road (Kennelsfort Road, the main distributor road for this part of Palmerstown),
- (6) the proposed car parking in a remote location from the primary site is uncovered and unprotected from the surrounding shopping centre and streetscape,
- (7) the remote car parking is not clearly separated from the other shopping centre car parking and could easily become used by the shopping centre customers, as I have seen them parking in that part of the shopping centre car park, especially when it is busy,
- (8) additional traffic in this area, and especially traffic trying to exit from the proposed car parking in Palmerstown Shopping Centre via Palmerstown Park onto Kennelsfort Road, will



contribute to further traffic problems and cannot be sustained by the existing road network there,

(9) are there enough car parking spaces established for the size of the proposed development (50 apartments, 25 x 1-bed, 25 x 2-bed, all build-to-rent)?

Overall, this proposed development is wholly excessive and inappropriate in its context, and militates against the principles of proper planning and development for this area.

Please find enclosed a cheque for €20.00 for the fee.

Yours sincerely,

N. Carr



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

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

**Noel Corr
1 Palmers Lawn
Palmerstown Manor
Dublin 20**

Date: 08-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.



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

