

# Palmerstown Court Residents Association

61 Palmerstown Green  
Palmerstown Court  
Dublin 20

02 November 2021

Chief Planning Officer  
Planning Department  
County Hall  
Tallaght  
Dublin 24



Re:

Proposed Development on the site of The Silver Granite Pub  
Kennelsfort Road/Wheatfield Road  
Palmerstown  
Dublin 20  
The Application Reference: SD21A/0271

A chara,

I wish to submit an objection on behalf of Palmerstown Court Residents' Association to the proposed application for the development of the Silver Granite site, referenced above.

Please find enclosed the required €20 fee.

Our estate, Palmerstown Court, is an estate of 148 houses off Kennelsfort Road Upper, opposite An Pobail Scoil, and adjacent to Palmerstown Manor.

The principal reasons for our objection are:

- the potential for increased traffic generated by the proposed development, and its impact on our residents who wish to visit the

Village, and use the R148/M4 motorway for access eastward to Chapelizod, the Phoenix Park and the city, and westward to Lucan, Leixlip, Celbridge, the M50, the airport and beyond. The development will also significantly impact our residents who wish to access Palmerstown Village, to visit/use the following amenities and businesses:

St. Philomena's Church,  
the Parish Centre,  
the ALDI shopping centre,  
Waterstown Park including its playgrounds,  
the ancient site of Mill Lane,  
Stewarts Hospital,  
the Sports Centre including the swimming pool,  
the restaurants in Palmerstown House, the Coach House and the Beehive and, friends and family who live in the Village.

In addition, increased traffic levels will impact negatively on our residents who use public transport for access to their employment, schools, and all points en route to the city centre, and westwards to Lucan etc.

Palmerstown Court estate has a single entry/exit point onto Kennelsfort Road. The current traffic levels on Kennelsfort Road have the potential to be hazardous and time consuming for our residents entering/exiting the estate, and the development will significantly increase these risks and delays to unacceptable levels.

The proposed development of a 5-storey structure, with a roof garden, is completely out of place in what is a residential area, which has been in existence for many years in some instances.

A 5-storey building would greatly impinge on the privacy of the residents in the immediate vicinity, particularly Oak Court estate, and Wheatfield Road.

Therefore, it is our view that the application should be refused.

Yours sincerely,



John O'Gorman

Secretary

P.C.R.A.

**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)**

**Mr John O’Gorman,  
Secretary,  
Palmerstown Court Residents Association  
61, Palmerstown Green  
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](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