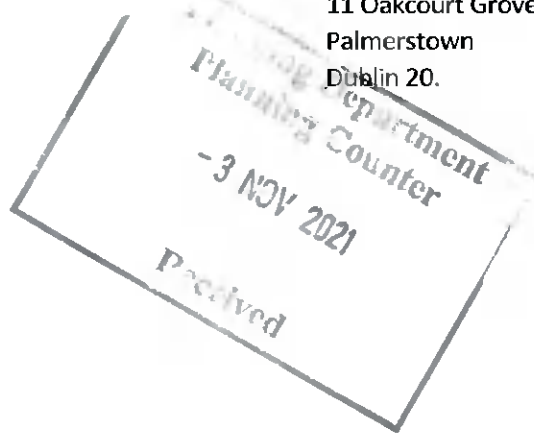


South Dublin County Council  
Planning Department,  
County Hall  
Tallaght  
Dublin 24

2<sup>nd</sup> November 2021

Dermot Keogh  
11 Oakcourt Grove  
Palmerstown  
Dublin 20.



Re: PLANNING APPLICATION REFERENCE : SD21A/0271

Dear Sir/Madam,

I am a long term resident in Oakcourt Grove, Palmerstown, having lived here at this property for over 35 years.

**I wish to strongly state my opposition to the proposed development, as set out under Planning Application Reference number SD21A/0271**

This 5 Storey Mixed Development will tower high above my home and my back garden. People living in the apartments, will be able to overlook my property and back garden from their balconies/Terraces/Roof Garden, thereby invading my privacy and the privacy of my neighbours and other residents. 5 Storeys is very high, especially in this built up residential area. The sheer height of it will also block the sunlight from my property.

As a citizen I pay my taxes which includes the property tax from when it was introduced. Now I face the prospect of this enormous 5 Storey Development above my home.

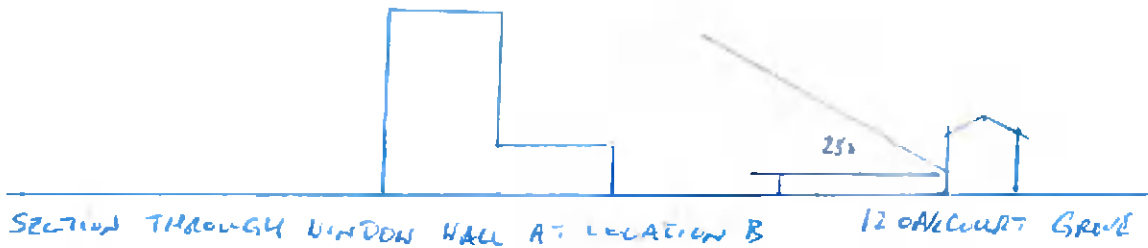
P.T.O./.....

**In the Plans I notice the following:**

**Figure 3:** Section perpendicular to windows & Walls at location B -

**Location B:** A section was taken at No. 12 Oakcourt Grove. The  $25^{\circ}$  angle does not subtend the proposed development indicating that a perceptible impact is unlikely. However, due to the proximity, further assessments will be carried out for completeness.

1st DIAGRAM



2nd DIAGRAM



In your Location B, the proposed development is level with Oakcourt. I would like to point out that this is not the case. My home (11 Oakcourt Grove) is at least approx. 3-4 feet below level of the development. From my view of my back garden, this development will look higher.

If this proposed Silver Granite Development is approved by the Planning Office Department, South Dublin County Council, the demolition of the Silver Granite will lead to a disturbance of our lives and lifestyle; the impact of demolition – noise, dust, dirt, sewerage, drainage, etc. Will this lead to damage to our homes and property? The excavation of the basement – will this lead to damage to ground near my home, the laneway and surrounding walls? Will this lead to a loss of services i.e. Water, Electricity or lead to Floods?

How long will we have to endure the demolition and the construction from commencement date to completion? – can a timeline be given?

P.T.O./.....

A Lane from Wheatfield Road extends in parallel to the back of my garden. Due to anti-social behaviour at night, groups of people drinking, alleged assaults, stolen cars being burned out, Fire Brigade been called to put flames of the burning cars out, a Barrier was put up to stop people and stolen cars from coming down the lane. I have enclosed a few photos to illustrate this. In the photo you can see a section of wire is pulled back allowing people to come down the lane, and in another kegs can be seen from the lane caused by a burning stolen car.

In the plans, it shows that this lane is open from Wheatfield Road to the end of the development allowing access to bins and ESB substation and bicycle space, which I would be quite concerned about for the following reason;

Will this lane access lead to renewed anti-social behaviour in this area, especially at night??? Will this lane access be used for Rubbish removal – Bin trucks – and the deliveries of Drink Kegs/Food Supplies for the proposed Gastro Pub? All resulting in a lot of noise in this quiet residential area. Silver Granite -Hollyville Investments Ltd., has no digital dimensions of the architectural visualisations for this area, No Photograph of this Area – Why?????

I have concerns regarding the Communal Roof Garden;

- This can this lead to parties, celebrations, events during the day or night during the week or weekends
- Could lead to anti-social behaviour with missiles being thrown from the Roof Garden?

In my back garden, I have often found empty beer cans & bottles of beer and golf balls.... Will this proposed development be constructed in compliance with the guidelines of the Building Regulations? Some developments have had issues with Fire Prevention; people have had to leave their apartment/s to have such issues rectified.

In the event of a Fire in a large development as is proposed at the Silver Granite, I would be concerned of the proximity of the Circle K Service Station, given the high rise level of the proposed development.

Traffic concerns:

I have had and continue to have concerns with the traffic situation in recent year in this area. Traffic has increased phenomenally. Because of this, sometimes its difficult to leave the Oakcourt Estate onto Kennelsfort Road Upper. Kennelsfort Road Upper is a very, very busy road. Trying to access the N4, traffic can be backed up to the top of the road. Traffic is busy in the morning times, afternoon and evenings. If there is a traffic accident on the N4 or the M50, this leads to congestion in both directions on the Kennelsfort Road. Cars coming down the N4 past Kennelsfort Road Upper, drive through to Clondalkin to bypass any accidents. This has happened on many occasions making it difficult to get home.

P.T.O./.....

A New Development is currently under construction at the village in Palmerstown with over 250 apartments being built. I can imagine this will bring many more cars, vehicles into the area. This will increase the traffic flow through Kennelsfort Road Upper to access Ballyfermot or Clondalkin area.

The proposed Silver Granite development will have 50 apartments and may bring 50-75 additional cars/vehicles to this area, further increasing traffic flow through Kennelsfort Road.

If the proposed Silver Granite Development is approved, we will then have 2 Developments in close proximity; this will definitely have an effect on traffic congestion and will slow down public transport effecting the 18 and 26 Bus Service.

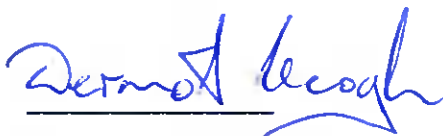
The Silver Granite – Hollyville Investments Ltd is a commercial venture designed to bring maximum return for investors. The rental of these apartments will be high, or as they say, in line with market values. Once Hollyville Investments Ltd., achieve their maximum returns, they could sell the development on and make more millions of euros with:

- No regard for people living in the area
- No regard for traffic congestion
- No regard for the school location
- No regard for the impact on the environment, as to the air pollution that will affect the area.

I have enclosed photographs of traffic at the Junction of Kennelsfort Road Upper and Wheatfield Road and the laneway to illustrate how busy and congested, traffic can be during any working day/weekend.

**For all of the reasons outlined in this letter and to reiterate, I strongly object to this proposed development at the Silver Granite Building**

Kind regards



Dermot Keogh

**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)**

**Dermot Keogh  
11, Oakcourt Grove  
Palmerstown  
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 Pleanala 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**

