



**INDEPENDENT COUNCILLOR  
&  
PEACE COMMISSIONER**

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South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

03 November 2021

**Re: Planning Application Reference SD21A/0271: Lands at Silver Granite Pub, Palmerstown, Dublin 20.**

To whom it concerns,

I submit these observations based on the conversations with residents in Palmerstown regarding the above development.

**Zoning**

It is felt that the provision of a new Spar mini supermarket, Off Licence, Pharmacy, Bookies and Gastro pub would constitute overdevelopment of the site. Within 200 metres of the site there is already a convenience store/newsagent, a large supermarket, a bookies, 5 takeaways and pharmacy and off-licences.

The LC zoning seeks to provide, protect and improve local facilities, it is felt that the over provision of some facilities, instead of protecting the existing provisions would have a negative impact on the local area. The current Development Plan 2016-2022 seeks to limit development in Palmerstown Village and surrounds to Three storeys in height.

**Height & Scale**

The shadow analysis provided in the planning application agrees that there will be an impact on surrounding residential properties and the public realm. Existing privacy for these residents will be compromised, this is compounded by the inclusion of a roof top garden where people will likely gather for events. The privacy and visual impact have been raised by several residents and as a long established community, these concerns should be given serious consideration. The shadowing effect will impede future possibility for some of these residents to extend their properties.

**Traffic**

There is an existing 7.5 tonne weight restriction on the Kennelsfort road and 3.5 tonne restriction on Wheatfield road. It is unclear how the applicant will ensure these restrictions are observed. Further information should be requested to provide a detailed traffic management plan indicating the numbers and size of vehicles and the agreed direction of arrival and departure.

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It is noted by residents that during demolition and construction of the site and later with at least five independent businesses and 50 apartments on site, there is insufficient information or assurances given relating to delivery times and minimising the impact on residents.

The possible use of the laneway between Silver Granite and Oakcourt Grove would impact on roadside visibility and parking and increase noise levels given the tunnel effect of high walls either side in the lane.

**Pedestrian Safety**

The junction of Wheatfield road and Kennelsfort road is presently a dangerous one for pedestrians and other vulnerable road users. The location of a pedestrian crossing within two metres of the wheatfield road junction combined with the proposed use of the vehicle entrance at carpark in the shopping centre presents multiple dangers to pedestrians and the plans for the upgrade at this junction should be provided in more details.

The school street initiative to be implemented in Palmerstown aims to increase the number of children walking and cycling to the primary schools. The Wheatfield Road is the busiest point of access for the primary schools. It is disappointing to see that even with a pre planning meeting with SDCC, there is no mention of additional safety features to protect and encourage walking and cycling to local schools.

**Conclusion**

The upgrading of the Silver Granite pub is welcomed by many, its exterior was at one time somewhat of a landmark building but sadly has become quite unkempt for some time. The inclusion of a converted shipping container without planning permission on the existing site leads residents to fear that there is little regard for proper planning procedures and the impact this will have during the construction and subsequent phases. The provision of a well-run gastro pub could offer significant benefits to the local community and if this was a planning application to rejuvenate the Local Centre offerings on the site, it would likely generate less concern among the community.

These observations are submitted as a public representative on behalf of local residents and is not subject to the €20 planning observation fee.

Sincerely

CLlr Alan Hayes  
Independent

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