

Terry Smithers

53 Palmerstown Green

Palmerstown

D20WY29

02/11/2021

RE: Planning Application SD21A/0271 Lands at Silver Granite, Palmerstown, Dublin 20

With reference to the above I wish to formally outline below and submitted objections in respect of the planning application proposed for the Lands attached to the Silver Granite Public House in Palmerstown, Dublin 20.

- **Height** – The proposed building far exceeds the height of surrounding buildings, both residential and commercial. This will severely and adversely affect the skyline as it stands and will be in no way keeping with the area.
- **Privacy** – Owing to the sheer proposed height of the structure outlined in the planning application it is inevitable that a great number of properties will be overlooked and unable to fully enjoy the outdoor spaces attached to their homes. The privacy and size of gardens have formed one of the reasons when purchasing a home in the area, therefore the fact they will be overlooked will not only remove the ability to fully enjoy their property it will adversely affect property values accordingly.
- **Noise Pollution** – As its stands the lands attached to the site house a Public House, Bookmakers, Restaurant and coffee dock. All of which produce a degree of noise pollution in varying degrees and at different times of day. The addition of further residential units will only add to this and will adversely affect the quality of life of persons in the area.
- **Sewerage** – The current waste water and sewerage system is at maximum capacity and any further additions will cause the system to be overloaded and unusable for existing residents.
- **Aesthetic** – The visual aesthetic is not in keeping with the area, which is predominantly family homes of terrace and semi detached in nature. Which may adversely affect the charm and attraction to the area.
- **Traffic Management** – At present the infrastructure in play surrounding the Silver Granite site is highly congested at peak times and particularly when special events/time of increased vehicular traffic are happening such as the blessing of graves and Christmas. This is also



evident with increased traffic at school times. This makes traversing the immediate area around the Silver Granite site impassable.

- **Parking** – Current parking in the vicinity of the Silver Granite Site is plagued by persons parking illegally to attend not only the public house, bookmakers and restaurant (including delivery drivers). The increase of residential units will only exacerbate this situation.
- **Road Safety** – as outlined previously the increase of vehicular and pedestrian traffic should the proposed development go ahead, will further increase a hazard to pedestrians and cyclists in the area. Some of whom are elderly and children coming the two schools located close by (One National & One Secondary)
- **Retail Units** – As it stands the area is well served by several commercial enterprises at Palmerstown Shopping Centre and Manor Road Shops. The proposed addition of further units will only increase traffic related issues as already outline in respect of traffic management, parking and road safety.

In conclusion, while I appreciate the national crisis in respect to housing, I firmly believe the type of housing proposed for the Silver Granite Site is not in keeping with the need for family homes and starter homes as rental 1 & 2 bedroom units merely benefit the development company. The development is far too intrusive and not in keeping with the aesthetic and charm of the locale and should the proposed development proceed it will greatly and negatively impact the surrounding residents and their quality of life.

Yours faithfully

Terry Smithers



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

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

**Terry Smithers
53, 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.

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.sdblincoco.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

