

Tom Duffy Architect.
5A Collins Park
Donnycarney
Dublin 9

Planning Dept.
South Dublin County Council
Town Hall ,Tallaght .

Ref : SD21A/0271 - Hollyville Investments Ltd.

Lands at the Silver Granite pub, Palmerstown, Dublin 20.

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).

Dear Sirs ,

I am making this submission on behalf of Mr.Ciaran Foley of Foleys Pharmacy , Palmerstown Shopping Centre , who is generally in support of reasonable and good quality developments which respect the local community . The submission fee of €20 has been paid in advance to SDCC on 29th October , ref : Receipt No. : C2/0/223677 .The grounds of the submission are as follows :

1. Car Park alterations proposed are unauthorised and impact on the layout of the existing shopping centre over which there are existing well established rights of way which must be maintained , and the development has been put together without consultation or approval despite the existing shared car parking situation. At best it is unclear if the applicant is legally entitled to propose the parking and road traffic alterations proposed .
2. Vehicular traffic Management is proposed to be almost entirely removed from the pub and transferred across the road with no impact assessment as regards public safety or other retail units .Once again , at best it is unclear if the applicant is legally entitled to propose the parking and road traffic alterations proposed .
3. Road safety will be compromised with the proposed layout leading to congestion , and confusion encouraging a mix of road traffic to cross a busy road with heavy pedestrian school moments .



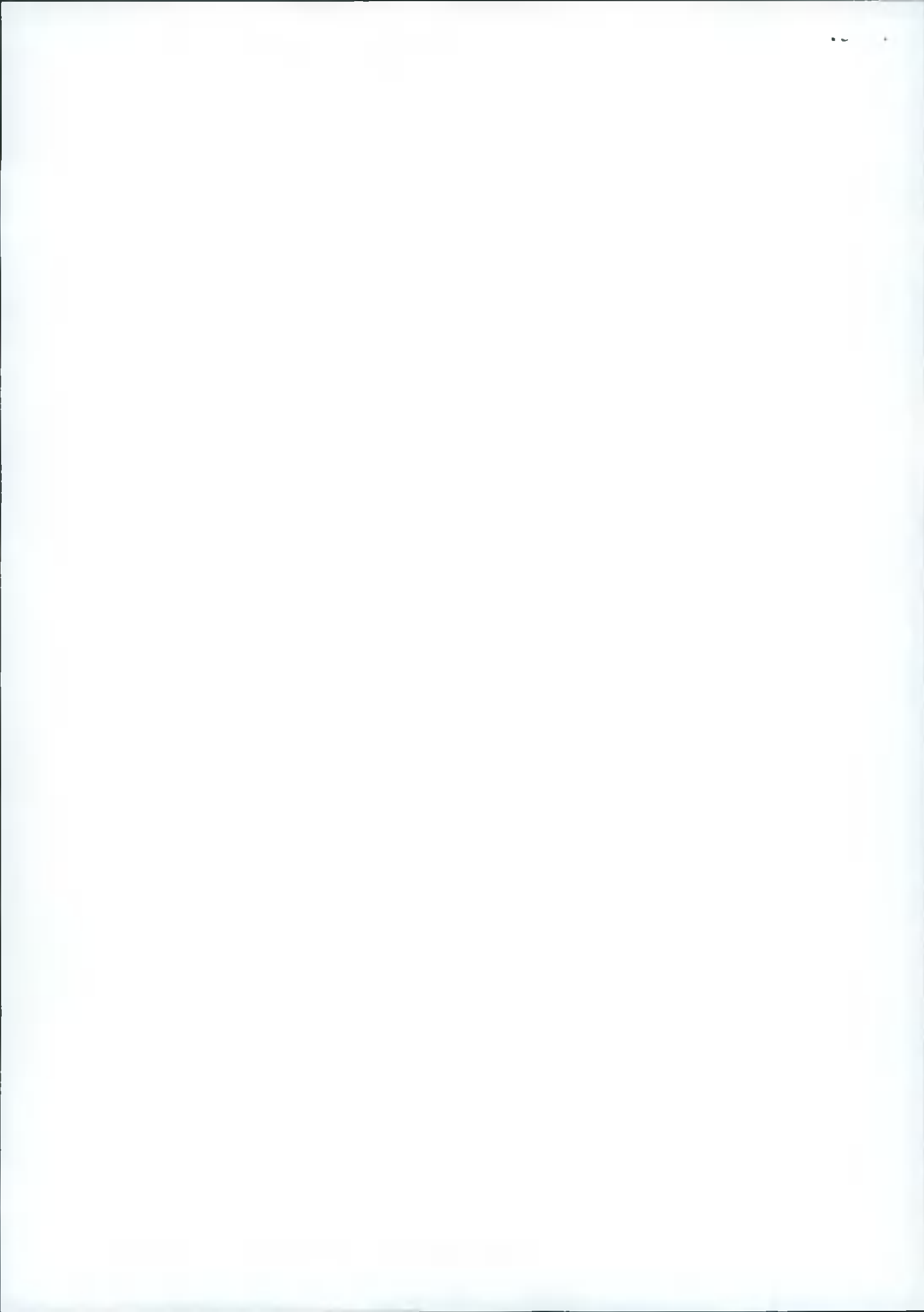
4. Proposed overdevelopment of the site has resulted in that the proposed building take over the existing internal pub car parking pushing all public car parking and deliveries off site entirely including the take over of the public footpaths , creating bottlenecks for pedestrians and other road users , note the area around the proposed disabled parking adjacent to the site boundary .
5. Retail Impact assessment has not been carried out . No compelling case has been made to justify the overdevelopment of the site with additional Retail Units , Bookmakers , Off Licence , Outdoor seating areas , apartments and services areas , all contained within areas currently used for vehicular access .
6. It is not clear that the applicant has used the correct or sufficient Site Notices as there have been recent developments and subsequent applications may have to be in Yellow & should be at each access point to the development .
7. Overdevelopment . In tandem with the local residents , it is clear that the proposed development amounts to an unprecedented level of over development , with a very high level of over shadowing and overlooking . The drawings submitted do not show an accurate picture of the existing houses and the impacts on their amenities . The intensification of the development on the site with five storeys including balconies overlooking in every direction and the removal of the buffer of the on site parking moving the pub and services areas closer to the houses , can only impact negatively on both the local residents , and local vehicular, cyclists and pedestrian movement , in particular with so many school children in the area .

In conclusion I would request respectfully that the Council seek that the developers redesign their proposal utilising only the existing footprint of the buildings onsite , and maintaining the existing carparking arrangements on site without disturbing the existing shopping centre car park , rights of way , and also significantly reducing the level of the development respecting the height and quality of the existing housing in the area , with dual aspect apartments as opposed to the single aspect units proposed.

Yours sincerely,

Thomas P Duffy .

Tom Duffy . MRAI . 30/10/2021.



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

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

**Tom Duffy
5A, Collins Park
Donnycarney
Dublin 9**

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**

