

Good Day,

See further below my receipt for payment made to your finance dept to object to a planning application.

Kindly find below my objection to the planning application reference number SD21A/0271 at the Silver Granite Pub in Palmerstown, Dublin 20

I wish to object on the following grounds:

Communal rooftop gardens and balconies are significantly overlooking the privacy of the homes on the roads surrounding this area

Traffic and Transport - Already there is a massive problem with traffic and transport around the planned area. The area is overwhelmed with school goers, shoppers and people travelling to and from work each day. There is mass amounts of students congressing around the area mainly the school and garage. It's difficult to get in and out of the area at peak hours. If this application goes ahead it will add to the already deeply congested traffic around the area, resulting in poor air quality, increased risk for pedestrians around the area in particular school goers of all ages.

Local economic impact - no parking facilities. There is not enough parking facilities in this area. This could potentially reduce local trading in local shops due to people's inability to access parking.

There is also not enough local amenities in the area to service the current population

The proposal would be out of character with the adjoining houses. Its unsightly and doesn't match the area. I'm also certain it will overshadow views from homes adjoining the area

Impact on residential amenities and property values of neighbouring homes.

Apartments being proposed of 1 and 2 bedroom are targeted towards a specific market of young adolescents/students as the proposed plans would not suit families nor would they suit elderly people. This will attract significant anti-social behaviour along with noise pollution and I have no doubt that if these apartments are built they will add to the problem of antisocial behaviour to the area especially being built next to lane ways. I don't believe building such will enhance the area in any way. People buy into Palmerstown for its standard and reputation and adding more unneeded and unwanted apartments to the area will most definitely lead to a devaluation of the area, it will increase antisocial behaviour and impact the residents greatly especially the older generation of residents who have built the area to what it is today.

Overcrowding the community - the community is already overpopulated. There schools are already full, traffic around this area in particular is a nightmare, public transport to and from the area is at capacity with some services being full before they even hit certain stops in palmerstown Schools and creches are not expanding at the same rate with this there will be no



capacity for current homeowners and the additional apartments already being built at the Vincent Byrne site.

I believe the recent go ahead of the site at Vincent Byrnes should also be considered. This site is already underway and we are yet to see the impact of this on the community.

We do not need another site of apartments in the area.

There is no more room in the area. This development would make me seriously consider moving and I am not the only one who feels this way.

Please acknowledge receipt of my objection.

Thank you

Caroline Dunne of 23 Glenaulin Green, Palmerstown, D20VF82

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From: Adrian Heffernan <aheffernan@SDUBLINCOCO.ie>
Sent: Wednesday, 3 November 2021, 10:55
To: car1889@hotmail.com
Subject: Receipt

Payments Office
South Dublin County Council
County Hall, Tallaght, Dublin 24.
Phone 4149121
Monday to Thursday 9:00am to 4:00pm
Friday 9:00am to 3:30pm
03/11/2021 10:54:46

Receipt No. : T4/0/689399

SD21A/0271
Caroline Dunne



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

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

**Caroline Dunne
23, Glenaulin 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.sdublincoco.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, 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

