

Kevin Hope
45 Oak Court Grove,
Palmerstown,
Dublin 20,
D20 W228.

South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC.

3rd November 2021

Attention of the Planning Department

RE: Planning Application Reference SD21A/0271 - Lands at the Silver Granite Pub, Palmerstown, Dublin 20.

Description: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising of 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).

Applicant: Hollyville Investments Ltd.

To whom it concerns,

I, Kevin Hope, submit these observations and formally object to the proposed development at The Silver Granite site as described above at Palmerstown, Dublin 20, on behalf of the residents of Oak Court Grove. We object for the following reasons:

1. Invasion of Privacy

The proposed development is a complete invasion of our privacy. This 5-storey build will overlook all private housing in the general area, but especially us residents of Oak Court Grove. It will overlook the rear of our properties, allowing apartments to see directly into our gardens, bathrooms, bedrooms, etc. It will also overlook the front of our properties, allowing apartments to see directly into our gardens, bedrooms and living areas. Not to mention our quiet cul-de-sac, where our children play, being

overlooked by the apartments and communal rooftop gardens. It will be an intrusion on our lives.

2. Impact to Sunlight/Natural light

The proposed development will block the sun from shining on many back gardens and front gardens, which we've always had for over 40 years. Living in shadow from this proposed development will have a huge impact to the natural light/sunlight entering our homes and gardens, and thus, will have a huge impact on our lives, well-being and mental health.

3. Impact to Property Values

This proposed development will impact on the property values of neighbouring homes and areas. We purchased our homes in Oak Court Grove due to the location in this quiet, secluded, settled, private cul-de-sac. This proposed development infringes on all of these and would result in a serious devaluation of property for us homeowners here and in the surrounding areas.

4. Intrusive on the Streetscape

The huge scale, mass and height of the proposed development is not in keeping with the area. This is primarily a residential area, and due to its height and visual prominence, it will have a detrimental impact on the character of the area. It will be an eyesore resulting in a loss of visual amenity, taking over the neighbourhood. The proposed 5-storey development does not adhere to the current County Council's Development Plan 2016-2022, and is not a cohesive street pattern or streetscape.

5. Zoning/Overdevelopment

The proposed development includes the unnecessary addition of retail units: Spar, Pharmacy, Bookmaker, Bar/Off-License and Gastropub. The locality does not require these additional retail units and would result in overdevelopment of the site. The locality is already well served with the following:

- Residing beside the proposed development site is a Circle K filling station which contains a convenience store.
- Across the road from the proposed development site, is Palmerstown Shopping Centre. Within this shopping centre is a large SuperValu supermarket, Pharmacy, Bookmaker, coffee shop and numerous takeaways.
- There is a Lidl supermarket in the neighbouring Cherry Orchard Industrial Estate, as well as an Aldi supermarket in Palmerstown village. There are also other convenience stores located on Manor Road. Not to mention the huge Tesco supermarket at Liffey Valley Shopping Centre approximately 2 km away.
- In addition to the Pharmacy in the Palmerstown Shopping Centre, there is a Pharmacy on Manor Road and another in Palmerstown village located beside the Veterinary Hospital and Aldi.
- In addition to the Bookmaker in the Palmerstown Shopping Centre, there is also a Bookmaker in Palmerstown Village.
- There are numerous Takeaways and off-licence facilities in the locality also.

Thus, there is no requirement for these additional proposed units in the area.

6. Impact to Local Services/Facilities

The local services and facilities in the area are already stretched. We have one secondary school, one boys primary school and one girls primary school, all of which operate at maximum class sizes and schools are at full capacity. The local creche is full. The doctors surgeries are not taking on any new patients as they are at maximum capacity and already stretched.

7. Increased Pressure on Drainage and Sewage Systems

The waste water and sewage network in the area is already stretched to capacity. The system itself is old. The proposed development with an additional 50 toilets, not to mention toilet facilities from the proposed retail units, would put huge pressure on the system.

8. Traffic and Road Safety

We currently suffer with traffic congestion all day, every day. We have a steady stream of cars, vans, buses and trucks travelling up and down Kennelsfort Road at all times. The junction at which the proposed development site resides is the busiest junction in Palmerstown. It is also the most dangerous. There are frequent accidents at this location, including a fatality. The proposed additional 50 apartments (residents) and retail units (deliveries, workers, customers) will significantly add to the traffic congestion we are already suffering on a daily basis.

9. Car Parking and Road Safety

The proposed development will have a significant negative impact on parking in the area. There is already a problem with illegal parking, especially at the surrounding areas of the current Silver Granite site. Illegal parking adds to the traffic congestion in the area, but also impedes on road safety and pedestrian safety, especially that of school children (primary and secondary) who walk through this busy area. As there are insufficient car parking spaces in this proposed development, this will further exacerbate the parking problems in the area.

The proposed plans do not accommodate car parking for all apartment residents. There may be more than 1 car per apartment occupancy- this has not been accounted for in the plans. Also, there are insufficient car parking spaces for customers and workers of the proposed retail units.

To be noted, the proposed car parking facilities for apartment residents are located across the main road (Kennelsfort Road) adjacent to the development site. As mentioned in Point 8 above, Kennelsfort Road, but particularly this junction of the road, is the busiest and most hazardous in Palmerstown. This is the point at which residents of the proposed development will enter and exit the car park – adding to an already busy and dangerous junction. The planned parking is located right next to the pedestrian crossing. This is not ideal and would endanger public safety.

10. Noise/Anti-social behaviour and Public Safety

Noise and anti-social behaviour are existing issues from The Silver Granite pub. The proposed development will exacerbate these issues further with a pub, off-licence, gastro pub, 50 apartments with balconies and roof top gardens.

The proposed plans also show use of the laneways behind the site for access to and from the development. Our residential homes back on to these laneways. This would mean further noise disturbance to our everyday lives at all hours of the day and night due to vehicles using the laneways for deliveries, rubbish collections, etc.

In addition to the above, access to and from these laneways would endanger public safety due to the lack of visibility for the drivers of these vehicles upon entering and leaving the laneways, but also of pedestrians using the footpaths and laneways. Access points to these laneways are in residential areas. These laneways are regularly used by residents and pedestrians. The intended use of these laneways was never for access to and from an apartment development and/or commercial/retail units.

11. Cumulative Effect of Other Developments

The cumulative effect of building hundreds of apartments in the community must be given due consideration by the planning authority. The current 250 apartments under SHD construction at Palmerstown Retail Park will put a huge strain on and negatively impact Palmerstown due to increased residents, traffic congestion, parking issues, demand on the waste water and sewage system, and on our local services and facilities, to name a few.

In addition to the SHD construction, there have been pre-planning consultations already taking place regarding a proposed Strategic Housing Development on lands at the Cherry Orchard Industrial Estate and the proposed Bus Connects initiative along Kennelsfort Road.

All of this over development will impact on all Palmerstown residents, now and in the future, and should be considered carefully and fully by you in your deliberations.

Conclusion:

Based on the reasons listed above, we, residents of Oak Court Grove, respectively request that South Dublin County Council refuses planning permission of the proposed development, which will have a deep and negative impact on the residents of Oak Court Grove, and on the residents of Palmerstown as a whole.

The required submission fee of €20 is enclosed.

Yours Sincerely,



Kevin Hope, on behalf of the residents of Oak Court Grove.

PRINT NAME(S)	SIGNATURE	ADDRESS
VINCENT CARROLL	<i>[Signature]</i>	26 Oak Court Grove, D20
PAMELA HOPE	<i>[Signature]</i>	26 OAK COURT GROVE, D 20
MARY O'HANRAH	<i>[Signature]</i>	30 OAK COURT GROVE D20
VINCENT BYRNE	<i>[Signature]</i>	31 Oak Court Grove
MARK DUNNE	<i>[Signature]</i>	32 Oak Court Grove
EAMONN ROSS	<i>[Signature]</i>	33 Oak Court Grove
THOMAS DYBLE	<i>[Signature]</i>	34 OAK COURT GROVE PHASE
CARMEL MINIHAN	<i>[Signature]</i>	35 OAK COURT GROVE
PAUL MINIHAN	<i>[Signature]</i>	38 OAK COURT GROVE
KEVIN HOPE	<i>[Signature]</i>	45 OAK COURT GROVE D 20
JOAN HOPE	<i>[Signature]</i>	45 OAK COURT GROVE D 20
KEVIN HOPE	<i>[Signature]</i>	" " " "
CHRISTINE FANTHOM	<i>[Signature]</i>	42 OAK COURT GROVE D 20
TERRY LUBBER	<i>[Signature]</i>	39 OAK COURT GROVE D 20
CICCA BYRNE	<i>[Signature]</i>	36 OAK COURT GROVE
THOMAS BYRNE	<i>[Signature]</i>	37 OAK COURT GROVE
BRIAN BYRNE	<i>[Signature]</i>	37 OAK COURT GROVE
JOSPH BYRNE	<i>[Signature]</i>	37 OAK COURT GROVE
PAUL O'BRIEN	<i>[Signature]</i>	24, OAK COURT GROVE
MRS ECCLES	<i>[Signature]</i>	23 OAK COURT GROVE
RICKY ECCLES	<i>[Signature]</i>	23 OAK COURT GROVE
SEAN MAHONY	<i>[Signature]</i>	21 OAK COURT GROVE
CLAIRE MAHONY	<i>[Signature]</i>	21 OAK COURT GROVE
MARIE LEVINE	<i>[Signature]</i>	20 OAK COURT GROVE
WILLIAM A O'NEIL	<i>[Signature]</i>	14 OAK COURT GROVE
IAN SHEAHAN	<i>[Signature]</i>	10 OAK COURT GROVE

PRINT NAME(S)	SIGNATURE	ADDRESS
SEAN COUGHLIN	<i>Se Coughlin</i>	8 CANTON GROVE D20
DAN COUGHLIN	<i>Dan Coughlin</i>	8 CANTON GROVE D20
JOAN COUGHLIN	<i>Joan Coughlin</i>	8 CANTON GROVE D20
Fiona Measey	<i>Fiona Measey</i>	12, CANTON GROVE D20
Kellie Neelham	<i>Kellie Neelham</i>	13 CANTON GROVE D20
Pat Ryan	<i>Pat Ryan</i>	16 CANTON GROVE
EDWARD BRENNAN	<i>Edward Brennan</i>	9 DAKCOURT GROVE



Kevin Hope <hopeykev@gmail.com>

Receipt No. : T4/0/689432

Tracy O'Reilly <tracyoreilly@sdublincoco.ie>
To: 'hopeykev@gmail.com' <hopeykev@gmail.com>
Cc: LUPT - Planning Submissions <planningsubmissions@sdublincoco.ie>

Wed, Nov 3, 2021 at 1:40 PM

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 13:39:48

Receipt No. : T4/0/689432

SD21A/0271

Kevin Hope

PLANNING OBJECTION FEE 20.00
GOODS 20.00
VAT Exempt/Non-vatable

Total : 20.00 EUR
 15.75 IEP

de. Is don té ar seoldh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a bheith aige/aici ar an ríomhphost seo. Murar dull an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaobh an ríomhphost seo toirmicthe ort agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do tholl, leis an té a shodl nó le info@sublincoco.ie. Glanadh an teachtaireacht seo le bogearraí Frithvreas.

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

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

**Kevin Hope
45, 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 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.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