

Proposed Planning at above site planning reference number SD21A/0271.

Observations of above ;

A . This requires an adjusted entrance to car parking at the car park in the Shopping Centre so to correct this Wheatfield Road should continue straight across Kennelsfort Road Upper into the shopping centre with a full set of traffic lights installed .

B. This at five stories is far too high as this a residential area with two story houses all around and it would ruin the landscape ,ambience and privacy of the area .

C. Kennelsfort Road and its environs is completely overrun with traffic and vehicles of all sizes and weights on it day and night causing major pollution problems of air and noise so it definitely does not need anymore traffic adding to this problem .

It's time lessons were learned from bad planning in Ireland

e.g. the VByrne site at the other end of Kennelsfort road ,a village that SDCC designated as a village and is now being destroyed with this development, please do not add to the problem with this latest proposed development.

Palmerstown deserves much better.

€ 20 Fee paid on receipt no.689551 attached

Kind regards,

Joe Harrington

35 Kennelsfort Road Upper,

Palmerstown

Dublin 20

D20 RX82

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

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

**Joe Harrington
35 Kennelsfort Road Upper,
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