

Malcolm and Kate Cooney  
6 Peyton View  
Rathcoole  
Co Dublin

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

08.11.2021

Dear Sir/Madam,

**Re. Planning Application SD21A/0277**

We write in connection with the above planning application. We have examined the plans and know the site well. We wish to object strongly to this proposed development on the following grounds.

**1. Loss of privacy:**

- We are very concerned about the proximity of this new dwelling to our own home. The site in question is a very small parcel of land.
- This new building will back directly onto the side of our home, from which our children's bedroom and main bathroom face on the first floor. Additionally, a window from our master bedroom opens onto this site on the second floor, and at ground floor level, there are a number of windows and doors opening onto this view (rear french doors, kitchen/dining room bay window, downstairs toilet, front door and sitting room window). These will be overlooked by the proposed structure.

**2. Loss of natural light:**

- As we are the end house in the terrace, our property is necessarily contained by an 8ft wall. This already limits the light that our garden gets during the day. The construction of a new home on the far side of this wall will only further limit our natural light.

**3. Loss of public amenity:**

- The proposed site for this development is one of only two flat green areas within the estate. This area has an established use as a play and recreational area for residents. It is one of the very few places children can play football safely. It is the only safe place for practising

hurling, as all the other estate walls stand beside roadways.

When we purchased our home in 2014, we questioned the possibility of future building on the proposed site, as well as the green area where the playground is currently situated. We asked the agent if we could purchase the proposed site to prevent a house being built there. We were told that the site could not be built upon; the planning permission stated that it had to remain as a public open space. Condition no.1 of planning permission SD12A/0238 required that the subject plot of land serve as public open space. This was confirmed by compliance drawings lodged under ref.SD12A/0238/C3-1.

#### 4. Restriction of traffic sight line:

This site is directly opposite a playground that has been designed with younger children in mind. Groups of children, both supervised and unsupervised, regularly congregate there and run back and forth across the road. Young children also learn to cycle on the road here, as it is relatively wide and flat. The proposed development will disrupt the current building line, since there is no setback from the footpath. It will remove what is an important line of sight for cars travelling around the corner of Peyton View. This presents a health and safety risk to residents and visitors to the estate.

#### 5. Site safety:

When we originally took up residence in Peyton, the View was still under construction. There were many occasions where local children could be seen wandering about the building site after hours. We would be very concerned about a repeat of this behaviour, particularly since the proposed site is in an area which already attracts young people.

#### 6. Timeline for completion of build:

Peyton remains a private estate and cannot be taken in hand by the council as the builders have failed to complete the development. The right-hand facade of what is otherwise a very handsome development is currently covered by a decaying hoarding in an increasing state of delapidation. We have been living in Peyton for 7 years; some of our neighbours are resident since the late 00's. In this time, there has been little change to the front of the estate. Our experience of the various incarnations of the builders attached to this estate does not inspire confidence. We are very seriously concerned about the prospect of having to live next to a derelict building site – which may attract vermin, anti-social behaviour, etc – indefinitely.

#### 7. Lack of consultation between builder and residents:

The site notice for this development is dated 29-09-2021. This notice did not, in fact, appear until the following week. We were both at home when the site notice was posted on 08-10-2021. We made contact with SDCC on the same day to alert them to this discrepancy.

We thank you for taking the time to consider our submission.

Regards,

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Malcolm Cooney, Kate Cooney

Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie) An  
Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department

Malcolm & Kate Cooney  
6, Peyton View  
Stoney Lane  
Rathcoole  
Co. Dublin.

Date: 10-Nov-2021

Dear Sir/Madam,

**Register Ref:** SD21A/0277  
**Development:** Construction of a new 4 bedroom, detached dormer bungalow; all ancillary site development works.  
**Location:** Peyton View, Peyton, Rathcoole, Co. Dublin  
**Applicant:** Stanley Residential DAC  
**Application Type:** Permission  
**Date Rec'd:** 08-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](http://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](http://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**