

To Whom it may concern,

I, Michael O'Brien of No.1 Wheatfield Road, Palmerstown, Dublin 20 am submitting this letter of objection against Ref No:SD21A/D271.

The Sliver Granite Depelement, Palmerstown Dublin 20.

Receipt number for payment: T4/0/689219

I refer to the above planning application and wish to make the following objections in relation to the proposed development on the grounds of the following points.

1) Loss of light and overshadowing.

As this is a 5 storey development it will completely block all sunlight too the rear of my property including garden, kitchen, sitting room and bedrooms.

2) Loss of privacy.

As all proposed units will have a balcony I therefore will be overlooked from all angles resulting in loss of privacy.

3) Noise Pollution and Disturbances.

As this build is in such close proximity to my property (10 meters from build line) this will result in the use of heavy machinery therefore resulting in a lot of noise for many hours of the day for the foreseeable future. Both my sitting room and bedroom are to the rear of my property which are the areas that will be affected.

4) Damage to my property.

The shear scale of this proposed development will require very heavy machinery being used in very close proximity to my property and I fear that this could result in damage to my foundations with vibrations from this build.

5) Anti-social Behaviour.

With the proposed development to include a general store (SPAR Shop) 10 meters from my property I fear that this will encourage an influx of youths hanging around engaging in anti-social behaviour and also littering the area.

6) Traffic Congestion.

In an already heavily conjested area and with no new infrastructure planned, were are all the new cars going to go? As it stands I constantly have people parking across my driveway to use the facilities that are currently on the Silver Granite site. This is extremely frustrating and upsetting for both myself and my family members who can't even park at my property. I genuinely don't forsee how this is going to work without impacting me and my fellow neighbours?

7) Dust and Dirt.

With a building development on this scale with it will bring massive amounts of dust and pollution. As I am in such close proximity this will heavily impact me and my property. I will not be able to use my washing line and my windows will be constantly dirty along with my vehicles and gardens? I am an elderly gentleman with a severe lung condition and if this goes ahead I will be totally housebound and left not even able to open a window due to the levels of dust and pollution as this will be detrimental to my health condition. I fear mine and my wife's mental health will also suffer due to such high levels of stress?

I myself applied for planning to extend my property but was refused on the grounds of "The build would be out of character with the existing properties"

Planning application number: SDD2A/0356 refusal date: 1/7/2002.

This proposed build SD21A/0271 will be hugely out of character with all existing properties. How could this development possibly go ahead when I was refused planning for 2 rooms above an existing garage?

On the basis of all the above I trust my fears and concerns will be strongly considered prior to a decision being made on this planning application?

Kind regards,

Michael O'Brien.  
0860802439

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Michael O'Brien  
1 Wheatfield Road,  
Palmerstown,  
Dublin 20**

**Date: 12-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](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.sdublincoco.ie](http://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