



Patrick & Anne O'Neill

336 St. James Road
Greenhills
Dublin 12
Ireland

South Dublin County Council
County Hall,
Belgard Square North,
Tallaght,
Co. Dublin
By Hand

Land Use Planning & Transportation

15 NOV 2021

South Dublin County Council

15th November 2021

Dear Sirs

Re: Observations, Submission, Objections re Planning Application SD21A/0278

By way of background we reside at 336 St. James Road, which is in close proximity to the development application. The rear of our property and the property with the proposed development is split by a public access laneway. We are over 75 year old and have lived here for over 40 years. The laneway concerned has only ever been used for access and never a road/ thoroughfare. While we understand the shortage of housing within the country and appreciate the need to develop appropriate sites I would be of the view that this development would have detrimental effect on site development density let alone potential hazards.

I note from your website that this application was received on the 11th October 2021 however with the pandemic has really not been accessible to view until it was made available on your website which was in or around the 1st of November 2021, making consideration of same very difficult. We did contact your offices and were directed to consider the details on the website.

I would further comment that site notices that were on display were not always viewable during this time and on occasion I was not able to view any site notice in particular to the rear of the property.

As noted the access/ egress from this site is by means of a laneway and not a road. While the laneway is more used for pedestrian traffic there is occasional vehicular traffic, mainly

with access to the rear of the properties. I would be of the view that to develop the site will overdevelop the immediate area. I note the property accommodates for two parking spaces however there is no consideration for further parking and/or traffic flow (post the proposed development). If this traffic increases I would suggest in the absence of any identifiable pedestrian pathway that there would be higher potential for a road traffic collision. Following this I would also be concerned about access/ egress in the unfortunate event that the emergency services are required.

The application indicates that there would be *"iii) widening of the existing laneway to the north"*. Per my reading of the north that would include part of my property. I have not been consulted or received any communication re redevelopment to the north and I would have to object to any developments/ widening onto our property.

I further note that planning precedent has been cited by reference SD18A/0292. Unfortunately given the timeframe providing and the difficulties with the pandemic my research on same has been limited and it is unclear how this is a precedent.

I would appreciate if you could consider the above observation, submission and objections when considering the application.

Yours Sincerely



Patrick O'Neill



Anne O'Neill

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

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

**Patrick & Anne O'Neill
336, St. James Road
Greenhills
Dublin 12**

Date: 16-Nov-2021

Dear Sir/Madam,

Register Ref: SD21A/0278

Development: Demolition of the existing single storey side extension and part demolition of shed structure; construction of a 2 storey, three bedroom contemporary style detached dwelling to the rear of the existing dwelling with flat parapeted roof; widening of existing laneway to the north with new shared surface and new public lighting; new gated entrance to the northeast of the site; private amenity space, boundary treatment, landscaping, suds drainage and all ancillary works necessary to facilitate the development.

Location: 1, St. Finbarr's Close, Dublin, 12.

Applicant: Antoinette Manning

Application Type: Permission

Date Rec'd: 11-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.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**