

Aidan Lawlor 14 Ellensborough Meadows Kiltipper Rd Tallaght D24

Director of Services,
Planning department,
South Dublin County Council,
County Hall,
Tallaght D24

Re: Submission on Planning No.SD21A/0290 Priory and Leabeg Kiltipper Rd Tallaght D24
In the name of Peter McVerry Trust
Submission Receipt no. T4/0/691215

Dear Sirs

At the outset I'd like to say I'm not against development in the Kiltipper area that can help the housing crisis.

I write to you to object and give my observations in relation to the above development.

Firstly, I'd like to note I found the application notice misleading in its failure to describe the priory Building as a hostel. There has been no liaison with the community to give a greater understanding of the facility and I can only assume the hostel was classed as exempt development when first opened but I question if that is still possible with the limitations attached to such developments. It's of critical importance to establish the number of residents and staff using this facility and how it's to be managed, so as to understand the application in its entirety and ease the concerns of the community.

The applicant has stated that the sightlines don't meet the requirements of DMRB but the sightline shown in the application needs to be reduced further because it also transverses the neighbouring property. There's a number of other drawings that are at odds with the sightline drawing including fencing and planting in the vision splays of the landscape plan, trees retained in the arborist report also in the vision splays. This will most likely lead to the loss of all the trees to the front of the site. Finally the gate to the priory building removed in the sightline drawing but retained in the site layout plan as a maintenance gateway.

My main concern is Safety and over the years developments in the area have been refused due to the poor alinement of the road and additional traffic movements. Perhaps another point of access could be looked into so people using a facility are not walking down roads with no footpaths, poor alinement and poor lighting as they do at present. Perhaps a road safety audit can be undertaken that would include the new Kiltipper park and any new developments in the area.

Finally I do see the need for more housing but to demolish a fine bungalow on the rural fringes that cost €750,000 (property price register) surely there's a better way in helping the housing crises

Yours Sincerely



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

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

**Aidan Lawlor
14, Ellensborough Meadows
Kiltipper Road
Tallaght
Dublin 24**

Date: 26-Nov-2021

Dear Sir/Madam,

Register Ref: SD21A/0290
Development: Demolition of Leabeg, the existing single storey detached dwelling with single storey extensions to the rear including the single storey rear ancillary shed, boiler house shelter and removal of septic tank; existing the Priory building not affected by this application, as per previously granted planning permission SD15A/0202; demolition of ancillary buildings on the Priory site, including the single storey detached rear building, gas boiler enclosure, boundary palisade/timber fences that connect both sites and the removal of septic tank; construction of 10 one bedroom, single storey houses in three blocks consisting of Block A (Gross floor area: 204sq.m), Unit No.1, Unit No.2, Unit No.3, Unit No.4. - Block B (Gross floor area 205sq.m), Unit No.5, Unit No.6, Unit No.7, Unit No.8. Block C (Gross floor area 104sq.m), Unit No.9, Unit No.10; demolition of existing boundary fence and entrance walls along Kiltipper road to both properties; establish a new site entrance with new boundary fences, piers and automatic gates; new pedestrian entrance route with a proposed pathway from entrance to the housing units; construct a new boundary with automatic gates to the current Leabeg site entrance; provision for 10 car parking spaces, including 2 disabled car parking spaces and 2 electric car charging ports; new connected driveway layout, new bicycle stands, new enclosed bin stores, new landscaped gardens and paving areas, covered pergola areas and all ancillary site development works and site services; sites are covered under development plan housing strategy 2022-2028 H1 Objective 3 and housing strategy H1 objective 5 2016-2022.

Location: Combined sites of 'The Priory' and 'Leabeg'. Kiltipper Road, Old Bawn, Dublin 24

Applicant: Peter McVerry Trust

Application Type: Permission

Date Rec'd: 22-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.sdublincoco.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