

The Crofts Family
Katonah
Ballymana Lane
Dublin 24
Monday 22 November 2021

RE: DEVELOPMENT
Peter McVerry Trust
Combined sites The Priory & Leabeg
Kiltipper Road
Planning Reg Ref. SD21A/0290

Dear Sirs

As residents of Ballymana lane for over twenty-five years, we wish to object to the above development on the following grounds

The section of road adjacent to the site is totally inadequate and unsuitable for a development of this size. It's on a blind bend and even with recent speed reducing measures, combined with no proper pathways. It is a very dangerous section of road

There is already a very large concentration of sheltered accommodation and social housing in the area. Other areas within SDCC should take a more responsible equitable share

We note that there are large open recreational areas to the rear of the development, which we understand would be very good for the occupiers. However, has any consideration being taken by the Peter McVerry Trust for uninvited outsiders who could pose a threat to security and a possible increase in antisocial behaviour.

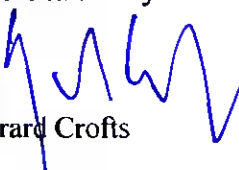
If planning is to be granted to allow the building of these 10 houses on such a small site. We believe this would be extremely unfair to the local farming community. Many of which have lived in the area for generations and have asked for planning permission to have houses built for their own personal dwellings on much larger and more suitable sites, only to be denied.


We also believe that the recent draft development plan for the area which this site is located. The zoning has moved to a fully rural zoning.

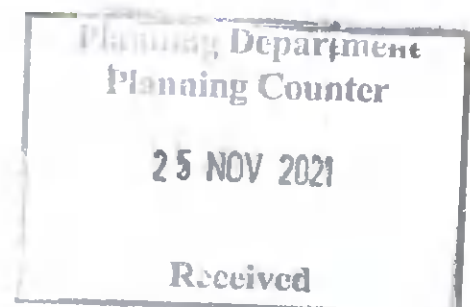
In conclusion having regard to the grounds submitted in this objection. We respectfully request South Dublin County Council refuse planning permission for this development.

Please find our submission fee of €20 enclosed

Yours faithfully.


Gerard Crofts


Deirdre Crofts



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

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

**The Crofts Family
Katonah
Ballymana Lane
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**