

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

On behalf of the Kiltipper Kiltalown Residents Association we would like to lodge an objection to Peter McVerry Trust Combined sites of 'The Priory' and 'Leabeg', Kiltipper Road, Old Bawn, Dublin 24, SD21A/0290

The Kiltipper Kiltalown Residents Assoc. would firstly like to point out that we have no issue with the Peter Mc Verry Trust as a Charity and admire their work and dedication to the rehoming of their patrons. What we would have issue with is the increased traffic that this development would create on an already dangerous blind corner of the kiltipper Road. We have read numerous previous refusals to planning permissions on this stretch of the Kiltipper road due to traffic concerns which have been highlighted by the roads department over the years.

Since the previous planning refusals by the roads department the road has only become busier with the granting of permission to Tallaght Town AFC's clubhouse and the construction of a large scale park with no upgrading of the road to improve sightlines and combine the safe passage of vehicles and pedestrians to visit these facilities.

The Residents have all experienced close encounters on this stretch of road and believe it is only a matter of time before there is a serious incident. We believe that a single path on the park side of the road is totally inadequate as residents attending the new Peter Mc Verry Development would be forced to cross the road on a blind and dangerous bend. We feel that the sightlines that they have on their application can not be achieved.

We already know that the Roads Department had safety concerns regarding the Park entrance and Ballymana Lane and other entrance's all been in close proximity and feel that granting of permission to large backland development of this kind would exacerbate the problem. We would also like to note that when planning permission SD19A/0089 to Kelland homes was granted it was stipulated that the Roads Department requested that the existing entrance on to Kiltipper Road be permanently closed for reason to not cause a traffic hazard.

The Kiltipper Kiltalown Residents would like to request that the SDCC undertake an up to date traffic survey to clear up the confusion of how the Kiltipper road at 5.5m wide can facilitate the shared surface Dodder Greenway and the No.85 bus included in the NTA busconnect plans while taking into account recent developments like Elder Heath, the Greenway housing development, the new public park, Tallaght Town AFC and the proposed 500 Houses to be built by Kelland homes further up the Kiltipper Road.

Kiltipper Kiltalown Residents Association would like to commend Kelland Homes on their kind offer to allow access to their services (Foul +Sewer) into Elder Heath. An observation has been made by numerous residents of Kiltipper Kiltalown Residents Association that if agreeable Kelland Homes could offer an Entrance to the new Peter McVerry development through Elder Heath and would greatly alleviate the current concerns Kiltipper Kiltalown Residents Association have regarding the road safety on Kiltipper Road. The redesign of the development would make use of already existing footpaths and street lighting. Also by altering

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

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Mark Kennedy,  
Kiltipper Kiltalown Residents Association  
Ballymana Lane  
Ballymana  
Kiltipper  
Dublin 24

Date: 29-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](http://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](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