

12th November 2021

Bill Clohessy & Family
30 Springvale
Rathfarnham
D16E7N2

Chief Planning Officer
An Bord Pleanála
64 Malborough Street
Dubin 1

ABP Ref: SHD3ABP-311616-21

Dear Sir/Madam,

I wish to strongly oppose the proposed planning application for the following reasons:

1. Poor design, layout, consideration and inappropriate planning presented in application
2. Drainage burden will cause damage and be a constant fear of existing residents
3. Fundamental change to character and aesthetics not in line with rest of the area

Overall poor design:

The submissions made have been nothing short of deceitful. In images supplied in the application, elements such as flood plans, gradient, traffic have all been skewed in a dishonest manner to suit the application.

For example, in their attempt to introduce 3 and 5 story dwellings, they have provided images and detail that suggest the development is almost on an even level with Springvale. This is entirely false with the existing site 2 metres higher than our existing estate. This has a huge impact of overbearing with a loss of privacy.

The contextual elevations purposely deceive with the relationship of our Springvale estate.

Accessibility

While having no issue with suggested access by way of cycle lane, it is a major concern as to why they are inconsistent with bike lanes it is connecting proposed as a connection to. If uniformity and consistency of design were employed, the bike lanes would measure 420cm in width as per all other lanes we benefit from locally. The 5m proposed here is inconsistent and the fear is this is being used as a decoy to later allow traffic through our estate. That is something we would vehemently object to. Reducing the proposed cycle lane to match those already in the area would go a considerable way to both allaying fears and integrating the development within the community. Not doing so will see stronger objection.

Drainage Burden:

As pointed out by the collective submission, we already contend with drainage issues. The antiquated stormwater system is continually under constraint after heavy rains as evidenced by footage supplied elsewhere. The greenfield site is providing a massive service in the soakage it provides for us. Instead of soakage, the plans not only remove that's soakage but replaces it with concrete and points the excess stormwater in our already creaking system? How is that in any way reasonable for us? If allowed, this will damage homes in our estate that already having to employ at their own expense flood mitigation products.

Fundamental change to character and aesthetic

Hidden among the subterfuge is the blending in of buildings in the proposal. No one can lay claim to view and so would not have any argument on that front. However, the submitted drawings do not communicate the true impact that will be felt.

Beside my property at number 30 is a proposed 3 story building. Yet again the drawings purposely deceive the impact by misrepresenting the gradient. Here's what is submitted:



This in no way represents the actual gradient and height of the existing field. It is a complete fabrication to suggest this is a true illustration. The pitch of my own driveway is far steeper in line with the road with the retaining wall between our home and field a good 2m in height. That would see the development being a 4 stories plus above our doorstep which greatly encumbers our home. If built on an even level, I would have no objection here whatsoever to a 3 story home + ESB but this proposed building will hugely impact the privacy and security of my family. We would implore an impartial inspection of the road to show the drawings supplied are not done so in good faith and instead are flavoured to suit the developer's attempt to say impact will be minimal.

Not only are looming buildings above us not only encumbering us, it is not in-line with the character of the area. As a community, each of our homes are of an even keel and we feel as one. To have this development tower over us, our neighbours, there can be no goodwill to if new neighbours are brought in on this footing, how can they be welcomed only resented?

To conclude, our family have no issue with development occurring in that site, I'm unequivocal in saying that. We are however hoping the designs can be reworked so a frictionless integration within the community can be achieved.