

To whom it concerns.

We are writing to you today with regards to a planning application, for a site at the side of 48 Templeroan Way D16 R8C3.

**Planning Reference Number: SD21A/0124**

The council has already refused a planning application (SD 20A / 0205) for two semi-detached houses on this site.

We object to this new planning application on the following grounds:

**1** We feel that with the addition of these two houses, there will be a big change in the density of houses at the end of Templeroan Way and that it will give a very high density at the end of the cul-de-sac!

This is in contravention of SDCC Development Plan 2016-2022

11.3.2 Residential Consolidation

**2** In the plans that have been submitted it doesn't specify the colour of the render of the front elevation and this could be something that will look very different from the other houses on the road.

This is in contravention of SDCC Development Plan 2016 – 2022.

11.3.2 Residential Consolidation

**3** These new plans submitted AGAIN show two front elevations. We are unsure which is the correct one! We don't know what the front of the houses will look like! We feel that this AGAIN shows a careless approach to the planning process!

**4** Number 48 Templeroan Way is rented. It has 5 rentable rooms with a possibility of 5 cars! We are very concerned about the addition of another four cars to the immediate area. There are a number nearby houses, that have young children and we would be worried that this might cause some danger,

**5** We believe that the proposed plans constitute an overdevelopment of the site! The site is elevated above Ballyboden Way and as such the addition of these two dwellings in a prominent location would mean that they would be highly visible and loom over a number of vantage points in the surrounding area.

6 A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows.

*Section 10 of the Urban Design Manual (2009)*

These houses will result in harmful overlooking between directly facing habitable room windows, to the properties to the north-east and south-west of the application site.

The proposed development is over development of the site.

This is contrary to the zoning plan for the area. SDCC Development Plan 2016-2022

7 In a communication on 1 May 2021 from Mr. Tony Walsh, the builder, he indicated that the render colour would be marigold / white. All the houses on Templeroan Way are marigold. White would not be visually compatible!

The extant planning permission (SD19A/0060) that was granted for this site, was for a single four-bedroom dwelling, that would have been much more in keeping with the rest of the road and the estate. We feel that this new planning permission will radically upset the balance of houses in the area and therefore should be refused.

Yours faithfully,

Jacinta & Michael Maher  
33 Templeroan Way,  
Knocklyon,  
D16 R9C1  
14 December 2021

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Jacinta & Michael Maher  
33, Templeroan Way  
Dublin 16

Date: 16-Dec-2021

Dear Sir/Madam,

**Register Ref:** SD21A/0314  
**Development:** Construction of two 2-storey semi-detached 2-bedroom dwellings with vehicular entrance from Templeroan Way; all associated site, landscaping, boundary and ancillary works.  
**Location:** 48, Templeroan Way, Knocklyon, Dublin 16  
**Applicant:** Tony Walsh  
**Application Type:** Permission  
**Date Rec'd:** 18-Nov-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**