

28 Templeroan Way,  
Knocklyon,  
Dublin 16.

Planning Department,  
South Dublin County Council,  
County Hall,  
Dublin 24.

14<sup>th</sup> December 2021

**Re Planning Application – SD21A/0314**

To whom it concerns.

We are writing to you today with regard to Planning Application SD21A/0314.

We firstly wish to comment on general issues regarding this application. The application has been portrayed as providing potential downsizing opportunities for local people while introducing a welcome mix of housing stock within an established area.

We believe that the only aspect of this assessment of the application which survives any scrutiny is that Templeroan area is an established area. This planning application seeks to “shoehorn” 2 houses into a space the planning authorities have already qualified as being suitable for one. This application would not provide a welcome mix, rather an outlier in an established area. Property/rent prices in the area will prohibit any benefit to local people wishing to downsize, if as assumed this property is to be sold/rented on the open market.

Parking/Traffic.

A number of concerns have caused us to voice objections regarding this planning. Amongst these are concerns are issues relating to safety and parking.

*Safety*

In objecting to a previous incarnation of this application we explained that the bottom of our cul-de-sac provides a widening that is led into by a gentle slope. (it is in this area that the planning application relates). This has led to children over decades being attracted to this area when learning to cycle. It provides the perfect environment for them. We are genuinely concerned that over development of

the road will result in more traffic and more cars reversing onto the road putting pedestrians and in particular small children at risk.

#### *Parking*

*Templeroan Way as it stands quite regularly has every on-street parking spot utilised. There are a number of reasons for this, principally that most of the houses have more than two cars (Despite access to nearby bus-stops, as referenced in the planning application, the car is the principle form of transport). Many of the houses on our road consist of families with adult children.*

*As a shift worker we can attest that in the early hours of the morning every spot is used. Over development of Templeroan Way, by putting two further houses on the road is without doubt going to worsen this situation.*

*We believe that the application seeks to squeeze two houses in a space suitable for one. We believe that this overdevelopment will stand out from the rest of the houses on the road, we believe that the development will increase dangers to pedestrians, in particular children. We believe that traffic will be increased and the reasonable expectation of existing residents to park in the environs of their own homes impinged. We feel that this planning application should be refused.*

*Yours faithfully,*

*John and Caitriona Rourke*

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**John & Caitriona Rourke  
28, 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.sdblincoco.ie](http://www.sdblincoco.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.sdblincoco.ie](http://www.sdblincoco.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**