

548 Ballymount Road
Walkinstown
Dublin 12
D12 Y8X5

Planning Application Number SD 21A/0334

To whom it concerns,

I would like to lodge my observations in relation to the above Planning Application. Before I start my observations, I would like to make it known that while the Site Notice is on the window of the Paintworld Store it cannot be viewed when the store is closed as it is covered by the store metal shutters. I contend that this is in breach of the planning regulations and should result in this application being declared invalid.

My observations are:

1. I would like to emphasise that this road (Ballymount Road) is L4005. The 'L' stands for LOCAL; I fear the Council may have lost sight of this and I would like to once again remind them.
2. I believe that this proposal constitutes overdevelopment by its mass, scale, height and domineering effect on surrounding residential properties.
3. The precipitous scale of the proposed development would be seriously injurious to the residential and visual amenities of adjacent properties due to overshadowing and overlooking in particular the 100-year-old cottages immediately opposite the site.
4. I further contend that the proposal does not provide an appropriate transition in scale or have due regard to the nature of the surrounding urban morphology. The proposal would appear overbearing and incongruous on the streetscape. Furthermore I believe that the proposal would have a negative impact on the development potential of adjoining property. The proposed development would therefore seriously injure the amenities of property in the vicinity and character of the area, would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
5. The existing traffic on the road is already far in excess of acceptable levels and this proposed development would only serve to exacerbate the situation further to an intolerable level. The proposal suggests very limited parking for the number of retail

and residential units already the site is in an area surrounded by uncontrolled on-street parking and this proposed development is. I submit that the development proposal is unacceptable as it would result in congestion of surrounding streets and endanger public safety (at the notorious Walkinstown roundabout) by reason of traffic hazard or obstruction of road users or otherwise and would set an undesirable precedent and would therefore be contrary to the proper planning and sustainable development of this sensitive area.

6. The proposed Development will cause further road congestion and will adversely affect traffic entering and exiting the extremely busy Walkinstown Roundabout.
7. The existing sewerage facilities would be completely overwhelmed by such a development.
8. There are no Traffic Lights or pedestrian crossing on this section of Lower Ballymount Road and in the past, we were told by the Council that the road is too narrow to accommodate them - This I would contend, indicates that the road is too small for such a development as the one proposed.
9. I am a lifetime resident of the area and consider the proposed development would severely impact on my and my neighbour's quality of life, and peaceful enjoyment of my property.
10. In closing I would ask the Council to understand that this road is very small and that many of the residents have lived here their entire lives and feel we are constantly being ignored and overlooked when it comes to traffic, planning, dumping, available parking, disabled parking, abandoned vehicles and developments in the area.

Over the years I have witnessed a peaceful residential area commercialised over time without proper forward planning and communication between the two council areas (one side of Ballymount Road is Dublin City Council and the other side is South Dublin County Council) This development is premature in the absence of a complete plan for the Walkinstown roundabout area.

Thank you for your time and I look forward to a response.

Regards

John O'Brien - 17th December 2021

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

John O'Brien
548, Ballymount Road Lower
Walkinstown
Dublin 12

Date: 17-Dec-2021

Dear Sir/Madam,

Register Ref: SD21A/0334
Development: Demolition of an existing commercial two storey building and the construction of 2 commercial units with plantroom on ground floor level; 10 residential apartments comprising 1 studio apartment, 4 one bedroom apartments and 5 two bedroom apartments all with private balconies over 4 floors; a communal roof garden is located on the fourth floor; bin stores for the commercial and residential units is located at the rear of the building; 6 car parking spaces are provided for the development; 8 bicycle spaces are provided at the front for commercial units and 10 bicycle spaces at the rear for the residential units; all associated engineering and site works necessary to facilitate the development.
Location: Paintworld, 1-2 Ballymount Road Lower, Dublin 12
Applicant: Alan & Monica Holmes
Application Type: Permission
Date Rec'd: 09-Dec-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.

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, 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**

