

55 Templeroan Drive,
Knocklyon,
Dublin 16
21st December 2021

Planning Dept,
South Dublin County Council,
County Hall, Tallaght,
Dublin 24

Planning.dept@sdblincoco.ie

Re: Objection to Planning Ref SD21A/0314, 48 Templeroan Way

Dear Sir/Madam,

We would like to lodge an objection to the above planning permission application located at 48 Templeroan Way. Our property shares a boundary wall and sits to the south-west of the above property. We acknowledge that the plans have been revised but we still have serious concerns about the planned development of the site as it doesn't address our previous objections. The reasons behind are objections remain as follows:

- The site will be overdeveloped with two separate houses being located on the same site, we see this as a potential overuse of the site.
- The proposed 2 bedroomed houses will differ significantly from existing house types in Templeroan and will give a different appearance and character to the rest of the houses within the estate.
- In the proposed plans the rear of the two houses, which will back onto our property, appear to be closer to our boundary wall compared to the house located at 48 Templeroan Way, thus resulting in closer overlooking between our house and the proposed two houses.
- The planning permission that was originally approved for this site, was for a single 4 bed house that would be more in keeping with the rest of Templeroan and the estate.

We would kindly ask you to consider our above concerns when reviewing permission for this proposed development.

Many thanks for your assistance in this matter,

Mark & Deirdre Dunne

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

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Mark & Deirdre Dunne
55, Templeroan Drive
Knocklyon
Dublin 16**

Date: 21-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.

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**