

To Whom it may concern

We are aware that a planning application has been submitted under the reference SD21A/0314 in regard to a site at the side of 48 Templeroan Way , Dublin 16.

1. The applicant mentions 2 previous planning applications for this site . In fact there were 3 previous applications ,the first of which was for a 4 bedroom house and permission was granted.

The council has already refused 2 planning applications for 2 semi-detached houses (SD20A/0205) and (SD21A/0124).

The main reasons cited for refusal were overdevelopment of the site, parking and traffic safety issues in entering/exiting site and impact on other residents. Again nothing has changed with the new application

in those regards and it is difficult to see how it could, given the limitations of the site and location.

The current application is for 2 similarly sized semi detached houses with some minor design changes. It is a very small site for such a development and would result in a level of density

(in a cul de sac that is already overcrowded) that is excessive. This will impact on the quality of life and safety of the current residents which is contrary to the zoning objective of the area which seeks to protect/

improve residential amenity.

The end house will be right on the perimeter of a busy pedestrian pathway and very busy link road and roundabout which will be visually obtrusive. It is difficult to imagine how these houses would be attractive to downsizers given the overcrowded site, the position on the boundary of a busy noisy road and the parking and traffic safety issues.

2. There are already parking and safety issues in the cul de sac and on Templeroan Way due to a narrow road, cars parked on both sides of the road and a scarcity of parking due to multi car households.

There are adult children living with parents due to the cost of renting. We frequently have difficulty exiting our driveways due to cars parked opposite and on both sides.

This already has implications for emergency vehicle access, bin trucks and other larger vehicles which due to a lack of turning space are forced to reverse up Templeroan Way.

3. 48 Templeroan Way is a rented house with 5 rooms for rent. The proposed site was previously tarmacadamed and used for parking for those tenants. This parking will now be lost and parking in front of no 48 curtailed

due to the new boundary wall with the proposed site. This will result in these cars parking on the road where there is already a scarcity of parking.

4. The proposed plan includes parking for 2 cars, reduced from parking for 4 cars in previous applications which was shown not to be feasible . However parking will probably be needed for 4 cars .

Where are those cars going to park on an already overcrowded road where there is already an issue with parking and safety?

5. There are several young children living in the immediate area of the cul de sac and many more that like to play in the cul de sac. The density of the proposed development and the extra traffic created would cause huge issues for their safety and their ability to play outside.

6. 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. This is contrary to the zoning plan for the area.

7.Planning permission (SD1940060) that was previously granted for the site was for a single 4 bedroom detached dwelling which although increasing density would be much more suitable for the size of the site and in keeping with the surrounding houses.

No 39A a 4 bedroom dwelling was recently built on the site opposite no 48. This was a much larger site.

We attach confirmation of the payment of the 20 euro fee, Receipt No T4/0/693254

Yours Sincerely

Bernard and Rhona Nally

40 Templeroan Way,
Knocklyon,
Dublin 16.
D16E5R9

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

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

**Bernard & Rhona Nally
40, Templeroan Way
Knocklyon
Dublin 16
D16 E5R9**

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