



The Gate Lodge,
Kingswood,
Clondalkin,
Dublin 22
D22KN12

20th December, 2021

Re. Planning Application by Greenwalk Developments to build 79 dwelling units in the field currently comprising the sports grounds of the Clondalkin Rugby Club. (Application SD21A/0327)

To whom it concerns,

I wish to table a number of objections to the planned building of dwelling units in the above grounds. I have lived in a lodge sited in the south-west corner of this field for 70 years.

I am appalled at the proposed major change-of-use of this field, which has been de-facto used as a sporting and recreation ground since 1979. (Over 40 years.)

- (1) I object to the change-of-use of the field from sporting/recreational to a site for high-density housing.

As a result of rather haphazard "development" of the village of Brownsbarn/Kingswood, without any requisite infrastructure, the village has been left without any amenities.

This green expanse is the only surviving open area providing some natural respite to the residents. I understand that there are regulations requiring the provision of green areas in any new development. These have not been complied with, to date.

- (2) I object to the fact that Greenwalk intends to build two and three storey structures directly behind my home and garden. This would deprive us of morning daylight, and the loss of privacy, as the windows of the upper floors would overlook our rear garden and the windows of our living-room and main bedroom, which face South-East.
- (3) I also object to the fact that Greenwalk also propose to fell , without any consultation with us, the mature sycamore trees which straddle the boundary-line between our property and the site. These provide privacy and shelter to us.
- (4) I also object to the fact that Greenwalk intend to open an entrance and vehicular road within 25 metres, to the north of my home. This would cause 24-hour disturbance to us as our bedrooms are sited on that side of the house, including the bedroom occupied by our special-needs son, who suffers from severe autism and an intellectual disability. In situating this entrance at this location the developer will have to remove a tree through which our telephone landline goes. I can't see this happening without damaging the line or interrupting our access to broadband.

(5) I object to the increase in traffic through the village as a result of this project. It is already very difficult to enter or leave our driveway due to the incessant traffic. No pedestrian crossings or speed-bumps have been provided to safeguard pedestrians.

(6) I object to the upheaval imposed on us by these protracted works, which will impinge upon our quality of life, and particularly upon our special-needs son, who would be traumatised and would suffer severe emotional stress due to the disturbance entailed.

Kingswood/ Brownsbarn used to be a haven for wildlife, particularly birdlife. The incessant building over the last three decades has greatly reduced the area of birdlife habitat. This field currently provides a feeding-ground habitat for over 20 native bird species, plus a seasonal refuge for migrants such as swallows and winter arrivals, such as Redwings and Fieldfares., as well as a few new rarities. The stream that comprises part of the northern boundary is a tributary of the Camac river. Sterling efforts are ongoing to return the Camac to its former pristine state, the run-off from new roadways, etc. would aggravate the current level of pollution of this waterway.

The southern border of this field is almost directly on the approach and departure path of Runway 28 in Casement Aerodrome. Heavy twin-jets such as Airbus 320, Boeing 737 and DC-8 regularly overfly this field at very low altitude when landing there. The noise and pressure-waves are known to trigger house and car alarms in Brownsbarn Gardens and Brownsbarn Wood. (A month ago, a Boeing C-17 Globemaster 111 landed onto runway 28 late at night. This is the heaviest freight-aircraft used by the US Air Force.)

At present, such aircraft movements are rare. However, there is massive on-going construction of very large distribution warehouses at Greenogue Logistics Park, sited within less than a kilometre of the airport boundary of Casement aerodrome. These include a huge distribution facility for Amazon. Other parcel- distribution operators also establishing bases in that area.

It is inevitable that environmental and economic necessity will dictate the direct flights of inbound international freight directly into Casement, rather than the freight being transported by road from Dublin airport. As freight flights usually operate at night, the noise and pollution would make life almost untenable for the occupants of the present Rugby field, and drastically undermine the value of their property.

We, the residents of Kingswood/ Brownsbarn, earnestly request that no further despoilation of our village be permitted. Despite all the recent upheavals, the village is still a pleasant area to live in. The loss of the last unspoiled area of greenery would be very much to the detriment of the quality of life the residents, both old and new, and especially to the children and youth, many of whom currently partake of the outdoor activities in this sports field.

Lastly, I deplore the cynical attempt by Greenwalk to sneak the application through while those most affected would be distracted by the Christmas close-down and associated disruptions.

Thank you for your attentions.



Martin Wade.

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

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

**Martin Wade
The Gate Lodge
Kingswood
Clondalkin,
Dublin 22**

Date: 22-Dec-2021

Dear Sir/Madam,

Register Ref: SD21A/0327
Development: A residential development of 77 dwellings comprised of 63 two storey houses and 14 apartments & duplex units accommodated in one 3 storey building. The proposed houses are comprised of 8 two bed houses & 55 three bed houses; the proposed apartments & duplex units are comprised of 7 one bed apartments at ground floor & 7 three bed duplex units overhead. The proposed development also provides for all associated site development & infrastructural works, car & bicycle parking, open spaces, hard & soft landscaping, boundary treatments and bin & bicycle storage; access to the development will be via a new vehicular entrance at the south-west corner of the site off the Old Naas Road. Permission is also sought to demolish the existing building on site approximately 455sq.m. all on a site area of 2.28Ha, at Gordon Park, Old Naas Road, Kingswood, Dublin 22 bounded to the west by the Old Nass Road, to the south by the Silken Park development and is located in the townland of Brownsbarn and
Location: Gordon Park, Old Naas Road, Kingswood. Dublin 22
Applicant: Greenwalk Development Ltd.
Application Type: Permission
Date Rec'd: 30-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.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