

136A Walkinstown Ave,  
Walkinstown  
Dublin 12  
D12 N8X0

**Planning Application Number SD 21A/0334**

Dear Sir,

I would like to lodge my observations in relation to the above Planning Application.

My observations are:

1 – the Planning Site Notice while is on the window of Paintworld – it cannot be viewed at night as it is behind shutters which I believe is in breach of planning regulations.

2 – the proposed development suggests very limited parking for the residents and retail units. This parking combined with the lack of parking available on Ballymount Road at present will make parking in the area unsustainable and dangerous and will cause further congestion at the Walkinstown Roundabout

3 – the proposed development would cause overshadowing and overlooking of the properties on both side of Ballymount Road

4 – the proposed development is out of proportion with the adjoining properties in the area and so, would tarnish the overall site line of the area.

5 – the extra traffic in the area poses a danger to life as there are no Traffic Lights on Ballymount Road and were previously advised by Council that the road was too narrow to facilitate them.

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

Regards

Rose Reilly  
22/12/2021

**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)**

**Rose Reilly  
136A, Walkinstown Avenue  
Walkinstown  
Dublin 12  
D12 N8X0**

**Date: 22-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](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**