

To whom it may concern,

We are writing to you in regards to a planning application for a site at the side of 48 Templeroan Way.
Planning Reference Number: SD 21A/0124.

We object to this planning permission on the following grounds:

As noted in previous application rejection by SDCC

“The proposed development is over development of the site and would seriously injure the amenity of the property in the vicinity and would be contrary to the zoning objective for the area which seeks to protect and or improve residential amenity and would therefore be contrary to the South Dublin County Council Development Plan 2016-2022 and the proper planning and sustainable development of the area” – **We believe that the new planning application hasn't significantly changed and has not addressed the issue of over development of the site. The size of the site is smaller than the site that our property was built on (which is also an infill/side garden site) and the applicant is proposing to build 2 houses.**

Privacy/overlooking – These proposed houses will be directly opposite our dwelling overlooking habitable rooms mainly the kitchen – as per section 7.4 of the Sustainable Residential Developments in Urban Areas (2009) ‘Privacy is an important element of residential amenity, an contributes towards the sense of security felt by people in their homes’. Section 10 of the Urban Design Manual (2009) states that a separation distance of 22 metres should generally be provided – I do not believe that the proposed dwellings are more than 22 metres.

Loss of Light – we believe the proposed houses will significantly result in overshadowing/loss of light into our habitable rooms and front garden.

Value – We believe that due to the loss of privacy and the loss of light (especially in our garden which currently has sunlight all day) will see a significant loss of value to our property.

Parking – It is our view that there is not appropriate parking as per the illustrations shown in the document ‘drawings - general’. Judging from these illustrations it is impossible to drive 2 if not 3 of the cars out of the spaces if all the cars are parked. It is also dangerous reversing out from a concealed entrance. Our property also has a concealed entrance with 3 cars reversing onto the road, we believe an additional 4+ cars will only exacerbate the issue as I myself have already had numerous near miss incidents with residents of 48 Templeroan Way with no fault to either party as our entrances and the proposed new entrances are blind spots to each other.

Safety – As mentioned above the proposed new entrances and the entrance to our property are concealed therefore I must highlight the safety issue to our children. Also the over development of the cul de sac poses a risk to all the young children in the vicinity with the additional traffic outside of the construction traffic.

We find attached a copy of our fee paid to object to this planning permission.

Kind Regards,

Carol Phelan & Rohan Perera

39a Templeroan Way
Knocklyon,
Dublin 16
D16P0K6

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

Carol Phelan & Rohan Perera
39A, Templeroan Way
Knocklyon
Dublin 16
D16 P0K6

Date: 23-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**