

To whom it concerns:

We are writing to you today with regards to planning application: SD21A/0314, for a site at the side of 48 Templeroan Way D16 R8C3.

We wish to object to this development.

**We object to this planning application on the following grounds:**

- 1) We feel that, with the addition of these two houses, there will be a big change in the density of houses at the end of Templeroan Way.
- 2) The planning application is for 2 parking spots, which is one car for each of the proposed new houses. We are very concerned about the addition of what could be at least another four cars to the immediate area. For a (very realistic) expectation of two cars per house as is the minimum with almost every house on the street already, there will not be sufficient space for four cars in total to park or to subsequently manoeuvre cars to park / exit in the allocated parking space as detailed in the plan. This will result in the need for one or a number of those cars to utilise on street parking which is already very condensed on the street as can be evidenced most evenings.
- 3) Furthermore, the existing dwelling on the site 48 Templeroan Way has a number of vehicles in place at this residence, increased parking pressures are created by the proposed new dwelling regardless of how many extra vehicles it brings, as the existing vehicles in 48 Templeroan Way will now likely require to park on the street.
- 4) In both instances, for the existing and proposed dwellings on 48 Templeroan Way, there will be an open entrance per plan, meaning no parking directly outside house is possible, meaning vehicles will be either (i) parked further away from the dwelling, possibly parking in front of other individual's dwellings or (ii) will block entrances to the existing and proposed dwellings on 48 Templeroan Way, restricting emergency access.
- 5) The proposed development poses a challenge for the collection of utilities; in particular, the collection of bins will cause a challenge for the proposed residence. With typically two bins collected bi-weekly, this will imply four bins from the proposed residences to be placed inside the boundary wall to the north east of the proposed site at the exit way (per planning application). This makes the exiting of the site even more challenging on those days. This planning proposal, also creates additional obstacles for the further two bins at the existing property on 48 Templeroan Way.
- 6) As a residential area with numerous young children in residence (we ourselves have a young toddler and a baby on the way) the extra traffic expected because of the increase number of cars at the end of a cul-de-sac creates an increased risk for children at the cul de sac. Increased parking congestion will also create a larger risk for collisions. Both of these are outside of the increased risk to safety during the construction phase – where construction lorries and machinery will be required to reverse to / from to the site from the top of Templeroan Way due to the narrow road resulting from existing parked cars, and the unavailability of space to turn within the site itself. The increase in the level of traffic from two separate houses squeezed into such a tight space heightens this risk massively and we cannot express our level of concern for the safety of our two small children strongly enough in this regard.

We feel that granting this planning application will radically upset the balance of houses in the area, and reiterate this planning application remains a complete overdevelopment of the site and therefore should be refused.

The original planning permission that was granted for this site, was for a single four bedroom dwelling that would have been much more aligned with the rest of Templeroan Way and the estate (in terms of design and population).

See below receipt for fee paid to enable this objection included below.

Kind Regards,

Catherine & Colin O'Neill  
29 Templeroan Way  
Knocklyon  
Dublin 16  
D16 C8C4

**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)**

**Catherine & Colin O'Neill  
29, Templeroan Way  
Dublin 16**

**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](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