

Ian Byrne & Deirdre Hayden



Dear Sir/Madam.

We are writing to you over concerns with the planning application Ref: SD21B/0636. Address 13 Newcastle Manor Park, Newcastle, Co Dublin. We strongly object to South Dublin County Council giving this permission for the development of extra parking spaces exclusively to the above address. And, the reasons are as follows:

- 1 Baring in mind, this property is the only property on the road that has their own driveway. Every other property is heavily reliant on communal parking. The property already has access to a private driveway that fits two full sized cars in the driveway. This has been proven & the management company are aware. And, there is proof of this. Whereby, when two cars are reversed into the driveway flush to the back wall, the individual drivers can each exit their cars freely. With plenty of space to move. This has happened. If they are not comfortable with this, then "minor" adjustments can be made to the bottom of the bay window that will not affect any house structure. In fact, its timber frame so easily removed. Without removing the window. We feel the private driveway is absolutely not being utilized to its full abilities deliberately, to deflect away from its full potential to park two cars, solely to serve the owners agenda to gain more & take away from communal space, that will most definitely cause *many practical issues* if the planning application is given and how it will affect others is of absolutely no concern to them. Below is a picture of two, a large jeep and car parked where a suzuki Celerio said it cant.



Because of the volatile nature of the individuals in the house, I would prefer if this was kept private.

- 2 The house directly next door is for sale and is vacant at present. However, taking on board if it was my house, I would most definitely not want a wall at the side of my front

door with two cars parked next to it because it will definitely impact the occupiers' standard of living. For example; If in the event of an emergency there was a fire in their kitchen the only exit would be the front door, and there would be no left turn immediately outside of the door. Instead if this planning goes ahead, there will be a wall (with no dimensions to it, as in size length etc) and two parked cars every day/evening that would impede on the choice to turn left in the event of an emergency. The area was never designed to be used for parking. And inevitably each house over that side will have to push cars down further, because a new curb will have to be in place somewhere. This will push out two cars, and push them over to my house side of the road, which is already very congested every evening. It does not take very much to push out the whole roads parking and overspill with no space to move. In fact, when number 11 manor park was occupied, their two cars completely spilled over and squeezed out the option of spaces to come home to after work. And many including myself have had on occasion to park across the main road in Parsons court with approval from RFC that we would not be clamped. Just because we had absolutely no where to park. Coming home and saying to yourself "I hope I can get a parking space" is an absolutely horrible feeling. So, with that when number 11 Newcastle Manor Park moves in, it will again tip the parking issue over the edge. And, When No 13 has access to a driveway with two parking spaces, which they refuse to use. In fact, The first preference is to park two out of three cars over in communal parking. Leaving the driveway free every single day. Until 10.30pm most times. Sometimes days, sometimes weeks. When they should be using the driveway for those two cars FIRST. And they want to add more congestion to the issue by adding more permanent use (not occasional use) it actually brings in extra problems to other residents to have to deal with.

- 3 For me individually, my concern is I have a jeep & a car. The Jeep can only fit in a few spaces because its bigger to maneuver, next door Noel & Lina at no 26 is the same, they only have one jeep but may decide to get a second car soon. They are pensioners and unable to use the internet so I will raise their concerns about the planning application later. However, By giving the planning permission two spots on the opposite sides can not be accessed if there is a car parked in front of them, that is unless they are small cars, ie a mini, because once the parking is permanent it means every night or day (whenever at no 13s leisure) the cars are parked where they are asking for planning, they will be in the way of cars trying to drive in or out of the spots directly opposite at the side of my house. And that will be permanent issue not an occasional one. Which means I and anyone with a slightly bigger car, has two spots they will not be able to access even when they are free and no one else parks in them, I will be left with no where to go because I cant rely on getting into the space unless there is nothing parked in front of it. As it stands now, every single car over my side of the road has to reverse into the parking spaces. They cannot go in engine first because of fear of being blocked in until the car on the opposite side moves out or drives off first. And this is happening even without the space being made permanent. As of the last three weeks even, next door no 26 have had to wait until no 13 (white car) is gone before they could leave the space themselves. No 13 are highly volatile and arrogantly aggressive in their behaviors, so no one will speak to them directly. I have had extreme issues myself with them and had to get legal advise on intimidation and garda also involved because of intimidation last August. The woman was Calling to the door each night and ringing the doorbell off the wall for absolutely ridiculous reasons. Since then they leave me alone thankfully. However I will not be bullied into silence because this is an issue with

parking that will cause even more issues on top of those that already exist. Its already making parking unbearable in the evenings. What would be very considerate and helpful would be if no 13 could use their own driveway for two of the cars. And have a parking permit for communal parking the third car. Their adult children aged 22 will eventually move out and get their own homes so their issues are only temporary, a few years. The co owner Mr Hoolahan hasn't lived there in 18yrs so maybe he is actually unaware that two cars can actually fit in, or maybe someone can suggest if they aren't comfortable with it, they can make minor alterations to the window that will probably only cost two hundred euros. That would be really considerate of other residents. And, I feel using the driveway to the best of its abilities is the only way forward. Again this area is one of the small green areas the end of this cul de sac. Even though its hedges, its better than having to deal with more car issues. It definitely doesn't help alleviate the issues. I feel No 13 have deliberately provoked people to distract attention from the use of their driveway. They have made choices to aggravate parking issues by choosing to park two cars out in communal parking to make it appear if they'd be doing everyone a favor if they get what they wanted. Completely unaware that every time they are waving phones taking pictures of cars who desperately park where they can at night. That we are looking at their driveway empty at the time exact time they are compiling a toxic based approach to parking in a housing estate. There is absolutely no comparison with what residents have to do to find a place to park in an emergency, and someone who has their own driveway that fits two cars in and chooses to deliberately aggravate parking choices of people who heavily rely on communal parking and don't have the same options. The mistake is with the management company giving them 3 parking permits not knowing they had a driveway at the time. And they have abused that terribly.

- 4 Any surveyor report will need to be third party & will have to include a night profile, so they can see day and night the separate issues. Day time there are no cars. Evening time & weekend are a different matter.
- 5 A Health and safety report will need to be a third party profile to address access issues to the road or houses at the front where I am, our three houses 24 26 28 are faced onto the main road and there is no access other than that turnabout where no 13 want planning for parking this decision directly affects our three houses the most. The worry is if we need an ambulance or the fire brigade at the same time. As it is the bin men every Tuesday have to reverse all the way up and cant turn around, so having less space to do so at this end of the road because of more parking (that's exclusive to no 13) will not be helpful.
- 6 There are no dimensions on the planning, and the size they require has deliberately been downplayed on the planning and application. It is a much bigger space than one small corner of pavement. And will spill out further than just the hedge space. Also, is there a wall and what size is it?



- 7 Above is a picture of No 13s car. As usual parked in communal parking at the side of my house on the laneway. While the driveway is free. There are doctors, police men & women, ambulance staff etc living in the estate. Apparently No 13s son "occasionally" volunteers for civil defense. It is not an excuse to keep a 2 car parking driveway empty 7 days a week. I took pictures of her car because... I had made a complaint to an garda because of her harassment over an extended period of time that heightened when she had an agenda, and was deliberately trying to provoke me and others into confrontations. I didn't and had it dealt with professionally. After the woman was warned last July not to harass me again, her and her two adult children deliberately,



every time I drove out of the estate would reverse back all cars onto the side of the road my house no 26 and no 28 house to take up the parking spaces and run back into the house. Its all on camera. It lasted two months where I would come home with no parking and their driveway free. Someone caught them doing this and stopped them. And then they turned on them too. But it took two months of my coming home to deal with this childish behavior. Again while looking at the driveway free. Deliberately trying to provoke situations prior to putting in planning. I stayed away from it because it was petty and it was obvious it was deliberately done.

- 8 Again one of the children provokes situations by taking pictures trying to make comparisons to their situation. Residents who rely on communal parking don't have a choice of using their own driveway the way no 13 has even without extra choices. And in an emergency parking situation that is fluid and occasional use is completely different to "exclusive permanent use", whereby from time to time one of the 40 residents from other houses need to park because there is absolutely no choice, its not a comparison to them parking in an area they are told not to when their driveway is empty.

Simply put, there are far too many variables that are too dependent on residents who rely on communal parking to have to adjust to and its not worth the risk of what will happen after its in place. It is a private estate so the ethical issues are not clear. When living in a housing estate I feel it is very important to take on board all the residents parking issues and help alleviate it, and this has not happened from no 13. I think they may have lived in a house on its own on the hills before here. Because there is absolutely no understanding for anyone other than the agenda they have set for themselves. And they have decided to make it a personal issue not a practical one. The co owner doesn't even live there and hasn't for 18years. Probably just wants to increase the property value once its sold on. And the adult children will inevitable move to their own accommodation as all adult children do, are 22 year old children. So five years time they move out and one person one house and 4 car parking spaces just isn't acceptable when communal parking is whats needed.

Kind regards

Ian Byrne & Deirdre Hayden

**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)**

**Ian Byrne & Deirdre Hayden  
24, Newcastle Manor Park  
Newcastle  
Dublin 22  
D22 Y750**

**Date: 14-Jan-2022**

Dear Sir/Madam,

**Register Ref:** SD21B/0636  
**Development:** New driveway entrance in the front garden & new pavement dish with associated site works.  
**Location:** 13, Newcastle Manor Park, Newcastle, D22 WK22  
**Applicant:** Gerard Holohan  
**Application Type:** Permission  
**Date Rec'd:** 20-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**