

136 Walkinstown Ave
Walkinstown
Dublin 12
D12 C52X

14th January 2022.

Planning Application Number SD 21A/0334

To whom it concerns,

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

1. I believe that the proposed size and scope of this proposed development is visually dominant and overbearing
2. I believe that this development would seriously injure the amenities in the area.
3. This development fails to successfully integrate into the existing character of the area given the design strategy pursued and the visual prominence of the site
4. The road on which the proposed development is situated is one of six roads leading on to a very busy roundabout and will seriously impact traffic congestion.
5. The proposed development has 6 car parking spaces allocated for 10 apartments some of which are two bed. The surrounding residential area is already congested and does not have enough parking facilities to cope with current levels. There are no Traffic Lights or pedestrian crossing on this section of Lower Ballymount Road and in the past, we were told by the Council that the road is too narrow to accommodate them - This I would contend, indicates that the road is too small for such a development as the one proposed.
6. Lower Ballymount road (site of proposed development) has no Traffic lights or Pedestrian crossing. The residents were advised previously by the Council that the road is too narrow to accommodate them. This surely indicates therefore that this road is also too small for such a large development.

7. In closing I would ask that the Council is aware of the size and scale of the road where the proposed development is to be constructed as it is a small local road. I am a long time resident of the area and feel that due to the fact that there are two local authorities (Dublin City Council, and South Dublin County Council) responsible for this area, that there can be lack of communication and future planning awareness between the two.

I look forward to your response.

Kind Regards,

Mary and Edward Potts

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

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

**Mary & Edward Potts
136, Walkinstown Ave
Walkinstown
Dublin 12
D12 C52X**

Date: 19-Jan-2022

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.

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**