



36 Watermeadow Drive,
Old Bawn,
Tallaght,
Dublin 24,
8th Feb 2022

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

Ref. Planning Application SD22A/0005 for two houses on the side and rear garden of No 1 Watermeadow Drive.

Dear Sir or Madam,

As residents here since 1972 we would like to make the following observations regarding the above application for planning permission.

1. This site has had numerous applications in the past. SD20A/0168 was submitted on 10th July 2020 while the site had planning permission for a three bedroom dwelling granted in 2010 (SD10A/0226). This permission was extended for five years on 16th Dec 2014 (SD10A/0226EP) expiring on 2nd Nov 2020.
2. Prior to the granting of permission there were at least three previous planning applications to build on the site. SD99A/0211 on 6th Apr 1999, SD03A/0764 on 15th Oct 2003 and SD04A/0003 on 2nd Jan 2004.
3. On their application form under item 18 (site history) the applicants only entered one of the previous applications.
4. The floor plans for No 1A has no provision for a hot press or plant room and its floor area is scanty relative to No 1B. In no 1B the house can easily be turned into three apartments, just look at the layout, and each bedroom with shower and toilet facilities, with an unusually large bedroom floor area not normally seen in a family home. The existing planning permission is for two new residences but this application appears to be for four new residences which could be very convenient when it comes to letting.
5. There is no indication on the drawings for the location of the electricity or gas supplies.
6. The proposed plan having the front of No 1B face eastwards creates a precedent in that for the first time any of the even numbered houses on Watermeadow Drive are faced by another dwelling. This feature was a selling point when we purchased our house in 1972. This is the first time a front window is so close to a public footpath on this road, less than 2M as against more than 5M on most of the houses on our road.
7. The proposal to have two car parking spaces in an already severely diminished back garden seems to be unacceptable. We do not know of any other house in the area that has car parking in their back garden.

8. The location of the proposed new vehicular entrance to the back garden is located only a few meters from a bend on the roadway and is sure to be a hazard while gate is being opened or closed if allowed.
9. Parking at No1 is very busy already with four cars parked there on a regular basis. Allowing the plans to go ahead will lead to parking on both sides of the road thus endangering pedestrians and inhibiting delivery, ambulance, fire and refuse services.
10. There are other developments in side gardens on the estate in keeping with the existing buildings e.g. 59A Watermeadow Dr.
11. The owners as far as we know do not reside at No 1 Watermeadow Dr and a tenancy for that address is on RTB register.
12. The description or status of No 3 Watermeadow Drive changes from semi-detached to end of terrace thus reducing its perceived value.
13. There is no reference on the plans to the large tree in the corner of the site adjacent to the proposed vehicular entrance.
14. On the application form item 25 requiring the signature of the applicant is not individually signed but entered in capitals.
15. And finally we would like to point out that the site notice for the SD20A/0168 was only removed on 10 Jan 2022 despite the requirement stated in your letter refusing permission on 8 Mar 2021. ***“Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with article 20 of the planning and development regulations 2001 (as amended).”*** This was on the same day that the new site notice was mounted at the site (10 Jan 2022) whereas the notice itself says the date of erection was 6 Jan 2022. This shows scant regard for the planning process by the applicants.

Taking into some or all of the above points the application for permission should be invalidated or refused. Attached receipt for a 20Euro payment as required in the Planning and Development regulations. RECEIPT No T4/0/696701

Yours sincerely

Tom and Maria Bannon

Tom Bannon

Maria Bannon

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

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

**Tom & Maria Bannon
36 Watermeadow Drive,
Old Bawn,
Tallaght,
Dublin 24.**

Date: 09-Feb-2022

Dear Sir/Madam,

Register Ref: SD22A/0005
Development: Demolition of side garage and building 2 two storey dwelling houses on site, using existing vehicular access to public roadway to serve 1 new dwelling, forming 2 new vehicular access to public roadway to serve other new dwelling and existing dwelling.
Location: 1 Watermeadow Drive, Old Bawn, Tallaght, Dublin 24.
Applicant: Gary and Alannah Anderson
Application Type: Permission
Date Rec'd: 10-Jan-2022

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**

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