

549 Ballymount Road
Walkinstown
Dublin 12
D12 H7YD

**Planning Application Number SD22A/0017
Paintworld, Ballymount Road Lower, Dublin 12**

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 would constitute over development of the site.
2. The scale and scope of the proposed development would dwarf the existing cottages directly opposite the site (one of which is my home). The proposed development would have a huge impact as regards overlooking, shadowing and would be injurious to the existing street scape of this part of Ballymount Road Lower.
3. The proposed development is at the very beginning of Ballymount Road Lower and is therefore just off the extremely busy Walkinstown Roundabout. The proposed development would add to the already serious traffic congestion on this local road.
4. The proposed development suggests very limited parking for the number of retail and residential units with little or no planning for deliveries, pickups or resident parking for the proposed complex. The existing parking issues in the area are well known to both the Dublin City Council and South Dublin County Council.
5. As Ballymount Road Lower is a border area as regards Dublin City Council (My side of Ballymount Road) and South Dublin County Council (The opposite side of the road, where the proposed development is based) I fear there is a lack of Planning Consultation and information sharing between the two Councils when it comes to planning in the area and I wonder if this can be addressed for the benefit of all residents.

I look forward to your response.

Regards

Bridget Boyd

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

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

**Bridget Boyd
549, Ballymount Road
Walkinstown
Dublin 12**

Date: 14-Feb-2022

Dear Sir/Madam,

Register Ref: SD22A/0017
Development: Demolition of an existing commercial two storey building and the construction of 2 commercial units with plantroom on ground floor level with 10 residential apartments comprising of: 1 studio apartment, 4 1-bedroom apartments and 5 2-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 are located at the rear of the building, 6 car parking spaces are provided for the development. 8 bicycle spaces are provided to the front for commercial units and 10 bicycle spaces at the rear for the residential units, and all associated engineering and site works necessary to facilitate the development.

Location: Paintworld, 1-2 Ballymount Road Lower, Dublin 12
Applicant: Alan and Monica Holmes
Application Type: Permission
Date Rec'd: 26-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.sdublincoco.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.sdublincoco.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**