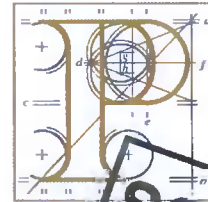


Our Case Number: ABP-312654-22

Planning Authority Reference Number: SD21A/0148



An
Bord
Pleanála

SCANNED

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 09 February 2022

Re: The refurbishment of Katherine Tynan House or "Whitehall" with change of use from disused dwelling to community centre; reinstatement of a conservatory and glazed porch; two new single storey open-fronted structures with an enclosed area for toilets; refurbishment of historic garden walls and gates; upgrading of entrance and provision for parking on site.
The Katherine Tynan House, a Protected Structure (RPS ref. 197) Ballymount Road, Kingswood, Dublin 24

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

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particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.


I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-312654) the request at 1 on page 1 of this letter has been forwarded.

Signed: _____

Print:(_____)

Date: _____

Yours faithfully,



Liam Halpin
Direct Line: 01-8737280

BP07

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Glaó Áitiúil 1890 275 175
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Láithreán Gréasáin **Website** www.pleanala.ie
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Kingswood Heights Residents' Association

c/o 1 SYCAMORE AVENUE,
KINGSWOOD HEIGHTS,
TALLAGHT
DUBLIN 24.

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA	
LDG-	<u>048684 - 22</u>
ABP-	_____
07 FEB 2022 <i>ok</i>	
Fee: €	<u>120</u> Type: <u>card</u>
Time: <u>13.30</u>	By: <u>hand</u>

4 February 2022

Third Party Appeal – Original Submission to SDCC enclosed.

Planning Application Reference No:	SD21A/0148
Proposed Development at:	Whitehall, Ballymount Road, Kingswood Heights, Dublin 24.

To whom it may concern,

The Kingswood Heights Residents' Association welcomes, and has long campaigned for, the restoration of Whitehall – a protected structure (RPS ref. 197) and the home of renowned poet, Katherine Tynan.

However, in relation to the above proposal, we have a number of observations that we ask the Board to take into consideration.

1.0 Proposed Vehicular Access

The location of the proposed vehicular access point at what is already a very busy junction where Ballymount Road meets Kingswood Avenue, particularly at peak times, will effectively create an uncontrolled "crossroad" type configuration that in our view would be dangerous and contrary to the proper planning of the area.

The recent addition of Kingswood Community College, with a student population of 1000, in addition to the long-established national schools, each with a population of approximately 400, all located adjacent to this site, has resulted in a very significant increase in traffic in the area. See. Fig. 1.0. below. The site of the proposed vehicular entrance has become very congested with drop-offs and collections for the new community college, that commence from 8am. Providing access to Whitehall at this point will significantly exacerbate the situation.



Fig 1.0 (left) Traffic congestion is a daily feature at the junction of Ballymount Road & Kingswood Avenue.

Fig. 2.0 (right) Agricultural gate entrance - the proposed location to provide vehicular access and a pedestrian crossing to Whitehall.

We submit that no access to the site should be permitted at this point, which up to now has provided occasional access for agricultural vehicles only. Creating a crossroads configuration at this location is not appropriate and unsafe for pedestrians.

It should be noted that the previous owners installed a hardcore track from the agricultural entrance to Katherine Tynan House, without first securing planning permission.

Permission to retain the hardcore track was granted in November 2007 (SD07A/0928) for a period of 36 months only, after which the previous owners committed to "reinstate the entire site to its original state". No such reinstatement took place, clearly breaching the conditions of the grant of permission. We submit that to permit a permanent vehicular access road at this point, based on an illegal development that failed to meet the conditions set out in SD07A/0928, is contrary to the proper planning and development of the area.

An access route for pedestrians and cyclists from Kingswood would be more appropriately catered for by restoring the original entrance to Whitehall and installing a pedestrian crossing, further to the east, opposite Tynan Hall Park, see Fig. 3.0 below.



Fig 3.0. Original entrance to Whitehall (old gate visible to the left) – a more suitable location for pedestrian and cycle access from Kingswood, facilitated by a pedestrian crossing.

We consider that the appropriate point for vehicular access is from the Belgard Road, which could comfortably sustain a left-turn-only access arrangement without any significant impact, and ask An Bord Pleanála to consider this as an alternative.

2.0 Restoration and Conservation

We very much welcome the proposed restoration of Whitehall, following many years of neglect by successive owners.

The roof to the single-story section of the building was originally thatched as shown in figure 4.0 below – a familiar photograph of Whitehall in its heyday. The thatch is considered synonymous with Whitehall, and the house as it would have appeared when Katherine Tynan lived there.

While the original thatched roof was replaced with a slate alternative at an unknown later date, some remnants of the original rafters that supported the thatched covering remain. We note however that the application proposes to retain a slate roof to the single storey portion.

We submit that in order to achieve a restoration that is truly authentic to the original – reflective of Katherine Tynan's time there – a thatched roof is the appropriate treatment for a modest farm house of this nature, and would significantly enhance the visual amenity and appeal of the house.

We ask the Board to stipulate same, ensuring that the restored Whitehall provides an authentic window to life of the late 1800s, contrasting with the urban context of today, and acting as an appropriate tribute to the literary achievements of Katherine Tynan.



Fig 4.0 Whitehall with its original thatched roof – c. 1902.

Peter Fitz

Peter Fitzpatrick
for and on behalf of Kingswood Heights Residents' Association



**Kingswood Heights
Residents' Association**

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Planning Department

South Dublin County Council

County Hall Tallaght Dublin 24

Planning Reference SD21A/0148

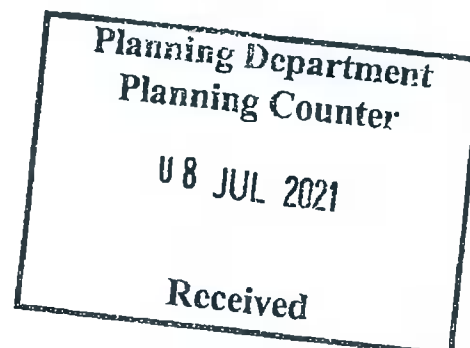
To whom it may concern , on behalf of Kingswood Heights Residents Association we would like to make an observation in relation to this planning application. While we welcome the restoration of Katherine Tynan House , a protected structure with a fantastic literary history, we do have concerns regarding the change of use to a community centre. Kingswood Heights already has a community centre not too far from this site which serves the community very well.

Another concern is the site entrance onto the Ballymount Road , this is quite a narrow road ,as it is this road is extremely congested at the best of times . We would suggest that if the planning is approved for the restoration that any construction traffic use the other entrances ie: Belgard Road or Naas Road .

A restoration in keeping with the history of the site would be very welcome.

Kind Regards

Teresa Duffy Chairperson



Kingswood Heights Residents Assoc.
c/o - Teresa Duffy, Chairperson
1 Sycamore Avenue
Kingswood Heights
Dublin 24

Date: 08-Jul-2021

Dear Sir/Madam,

Register Ref: SD21A/0148
Development: The refurbishment of Katherine Tynan House, or 'Whitehall', a Protected Structure (RPS ref.197), with change of use from disused dwelling to community centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.
Location: The Katherine Tynan House, Ballymount Road, Kingswood, Dublin 24
Applicant: Hibernia REIT Holdco Two Limited
Application Type: Permission
Date Rec'd: 04-Jun-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.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 content of a planning application.

Yours faithfully,

Mary Crowley

for Senior Planner
Lean muid ar - Follow us on
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deisighdoshraid.ie - fixyourstreet.ie