

Michael and Catherine Mcauley

7 The Square,

Aubrey Manor,

Rathcoole.

Co. Dublin.

21/02/2022

Planning Dept South Dublin County Council.



We wish to make the following submission with fee regarding **SD22A/0023**

Re planning application, Garocal Limited

Location:

Lands to rear of The Copper Kettle Coffee Shop, Main Street, Rathcoole, Co. Dublin

Proposed Development:

(i) Construction of 1 two storey two-bedroom, infill dwelling serviced by private amenity space to rear and 1 on-curtilage vehicular parking space accessible via Barrack Court; (ii) provision of 2 replacement vehicular parking spaces for use by residents of Barrack Court; and (iii) all ancillary works, inclusive of SuDs surface water drainage, site works, boundary treatments and landscaping necessary to facilitate development.

The scale and mass of this application constitutes overdevelopment of this site and will seriously injure our amenity and will have an overbearing effect and dominate our home as stated by An Bord Pleanala.

Once again after two previous applications for this site by the developers and subsequent refusals by the planning authority, : SD18A/0138, SD19A/0128 and two subsequent appeals, rejected by An Bord Pleanala, we are faced with a new application for this site.

This application is challenging to our limited resources, but we feel obliged to protect our property and our social amenity, and we make our observation seeking once again the protection from the planning authorities for our home.

The development proposed development by reason of mass and scale will have an overbearing and dominant and detrimental effect on our home. It is against zoning and proper planning which is to improve residential amenity this will have the opposite effect on our home.

No consultation has taken place with us on our concerns regarding these developers plans which will impact our home.

We fully supported SDCC decision to refuse previous planning application SD18A/0138, SD19A/0128 and wish to add our submission to this new application. We support the grounds stated in these refusals by SDCC planning department and subsequent An Bord Pleanala appeals.

We once again ask for consideration of the following points raised in previous applications for this site

Soakaway pit,

Loss of privacy,

Visual impact on our amenity,

Overbearing and overlooking construction,

Site construction restrictions on this site,

Danger to public during construction on a constricted estate,

Lack of parking in Barrack Court,

No public open space in Barrack court,

Proximity to conservation area.

Privacy and Amenity Loss

The overshadowing and proximity of this development is substantial for us, and all residents affected and will create a totally overbearing, overlooked and enclosed feeling, and damage greatly their amenity and wellbeing.

The effect of loss of amenity and privacy of properties cannot be underestimated, the developers proposed new buildings proximity to our homes are not as stated by developer's agents "relatively close" but a meter or so from Barrack Court, Aubrey Way, The Square, residents' boundaries and from a main street Rathcoole residents' bungalow.

A two-story development is next to the rear of main street Rathcoole bungalow and protected structure and raises serious issues for this resident's loss of amenity and overshadowing and oppressive nature of this development and possible loss of the evening sun.

The proposed development during construction will lead to **safety and health issues** and substantial **hazards** to the community. It will cause massive **disruption**, and damage **relative to the size of this community**, in this small Barrack Court residential community. **Free parking spaces are non-existent**, and the noise and **movement of construction equipment**, and contractor vehicles will have a detrimental health effect and potential vermin hazard and danger to residents especially children.

Flooding Risk from Soakaway

The **flooding risk to our property** has not been resolved and mention of an **overflow pipe by the applicant's agents re previous application** makes us more cautious about the proximity of the soak away and prospects of future flooding. We do not want to end up with the stress of costly, lengthy, litigation due to damage to our property. We note no percolation tests have been carried out on this site prior to application therefore increasing our concerns previously stated.

The soak pit terminates within a meter from our boundary as much as we can ascertain from plan submitted.

We draw the board's attention to the council's report from services and drainage dept regarding this issue.

Overlooking

The top storey of house (A) looks **directly into our home** and garden of 7 The Square Aubrey Manor causing an overbearing **loss of privacy and amenity**, no amount of opaque glass will help this.

Overlooking and proximity to Aubrey Way residents and main street bungalow is a major factor in South Dublin's refusal of this developer's application.

Barrack Court

Construction will cause massive **disruption**, and damage **relative to the size of this community** to the small Barrack Court residential community. **Free parking spaces are non-existent**, and the noise and **movement of construction equipment**, and contractor vehicles will have a detrimental health effect and potential vermin hazard and danger to residents especially

No adequate open space has been provided for **Barrack court** which at present has **no adequate usable** open space for the amenity of residents.

The removal of two current public parking spaces from residents of Barrack Court to within the boundary of **private lands even if given over to local authority**, damages the already approved Barrack Court development.

These two new parking spaces depend on the size of vehicle parked in the proposed new public parking spaces. If a **large van** is parked in the new proposed spaces, , they **will block** the proposed **spaces for the new proposed dwellings** rendering them unusable.

A **kerb** of normal proportions to prevent boundary wall damage by parking vehicles, will push these new spaces back further causing more obstructions to the proposed developers new buildings parking spaces.

aces.

Security

Security is not resolved as stated as it will be easier to access the Aubrey Way and other properties over one wall not the two at present.

These boundry walls are under the ownership of these residents and not the developers.

Alignment

The proposed houses are **not in line** as stated in architect's critique and protrude past the existing lines as shown dashed on architect's drawings.

This proposed development is an anathema to government policy of providing open space for community's amenity, **not every tiny piece of land should be or has a right to be built on by developers.**

We call on the SDCC to reject this developer's application and support the community's and South Dublin's County Council's concerns and observations to this development once again. Which we believe are overbearing and oppressive in nature and protect and support the community and our legitimate objection and support good planning.

Michael and Catherine Mcauley


7 The Square

Aubrey Manor,

Rathcoole.

Co Dublin.

D24CXW3.


----- Michael Mcauley.


----- Catherine Mcauley.

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

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

**Michael & Catherine McAuley
7, The Square
Aubrey Manor
Rathcoole
Co. Dublin.**

Date: 21-Feb-2022

Dear Sir/Madam.

Register Ref: SD22A/0023
Development: (i) Construction of 1 two storey two-bedroom, infill dwelling serviced by private amenity space to rear and 1 on-curtilage vehicular parking space accessible via Barrack Court; (ii) provision of 2 replacement vehicular parking spaces for use by residents of Barrack Court; and (iii) all ancillary works, inclusive of SuDs surface water drainage, site works, boundary treatments and landscaping necessary to facilitate development.
Location: Lands to rear of The Copper Kettle Coffee Shop, Main Street, Rathcoole, Co. Dublin
Applicant: Garocal Limited
Application Type: Permission
Date Rec'd: 28-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