

2 Ballymount Road Lower

Walkinstown

Dublin D12 R883

24th February 2022

Planning Application SD22A/0017

To whom it may concern,

I would like to lodge a formal observation in regards to the above planning application. The reasons for my objections are as follows:

1. The proposed development is totally out of character with the current buildings on the Ballymount road lower. It's size, height and the mass scale of it would have a negative effect on us neighbouring properties.
2. This is a local road and is very narrow and is already too busy for the current traffic volumes and more apartments will make the situation worse.
3. The sunlight shines into my garden from that direction in the morning time and this development will totally block this out.
4. The proposed development would put further pressure on the amenities in the area. It is also too near the walkinstown roundabout and could cause accidents.

Thank you for your time in listening to my complaints and look forward to your response.

Sean O'Byrne Jnr

Ballymount Hardware

PH : 4501389.



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

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

**Sean O'Byrne Jnr
2, Ballymount Road Lower
Walkinstown
Dublin 12 R883**

Date: 01-Mar-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.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