

Maria and Tony Quinn

456 Ballymount Road Lower

Walkinstown

Dublin 12

D12 Y5T8

28-Feb-2022

To whom it may concern

We wish to lodge our observations in relation to the above Planning Application for 2 commercial units on ground floor and 10 apartments on 4 floors.

1. The proposed development due to its height is hugely out of proportion to the other properties situated on the Lower Ballymount Road. Cottages facing this development would be seriously overlooked and overshadowed.
2. The proposed development is located very near to the junction where the Lower Ballymount Road joins the Walkinstown Roundabout. This is an extremely busy junction from which large volumes of traffic especially Heavy Goods Vehicles travel along the Lower Ballymount Road which is the main route to and from the many Industrial Estates situated in the area. This development as proposed would increase the already high traffic congestion on this very narrow road.
3. The number of car parking spaces (6) is small considering there are 2 commercial units and 10 apartments proposed. This is inadequate and will result in obstructive and hazardous parking affecting the safety of other road users and pedestrians.
4. Parking congestion is a major problem daily at this location as sufficient space is not there to facilitate the parking of customers' and delivery vehicles accessing the businesses and take away food outlets. A development of 10 Apartments and 2 commercial units will only add to this congestion and make this matter worse. Currently it is common to see vehicles parked illegally on footpaths and on the road obstructing the safe use of pedestrians and other users. The Council has previously stated that the Lower Ballymount Road is too narrow at this location to install traffic lights or a pedestrian crossing.
5. We trust the Council will take our observations under consideration.

Email confirmation attached for our payment €20.00 reference Receipt No. T4/0/698741

Yours Faithfully

Maria and Tony Quinn

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

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

Maria & Tony Quinn
456, Ballymount Road Lower
Walkinstown
Dublin 12

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