

143 Walkinstown Road
Walkinstown
Dublin 12
D12 TH9A

Planning Application Number SD22A/0017

To whom it may concern,

I would like to lodge my observations in relation to the above Planning Application.

My observations are:

1. Ballymount road is very narrow and traffic is already quite hazardous at this location with existing businesses and houses. Additional traffic at this location associated with the proposed development would add to existing risks and difficulty driving past and for pedestrians at this location right off the extremely busy Walkinstown roundabout.
2. I believe that this proposal constitutes overdevelopment by its mass, scale, height and domineering effect on surrounding residential properties.
3. The comparatively large scale of the proposed development would be seriously injurious to the residential and visual amenities of adjacent properties due to overshadowing and overlooking.
4. The proposal does not provide an appropriate transition in scale or have due regard to the nature of the surrounding urban morphology. The proposal would appear overbearing and incongruous on the streetscape. The proposed development would therefore seriously alter the character of the area, and would be contrary to the proper planning and sustainable development of the area.
5. The existing traffic on the road is already far in excess of acceptable levels and this proposed development would only serve to exacerbate the situation further to an intolerable level. The proposal suggests very limited parking for the number of retail and residential units. The development proposal is unacceptable as it would result in congestion of surrounding streets and endanger public safety due to traffic and parking hazards, traffic congestion and dangerous exit to Ballymount road from the development.

Kind Regards,

Louise Heffernan and Eoin Duff

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

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

**Heffernan and Eoin Duff
143, Walkinstown Road
Walkinstown
Dublin 12
D12 TH9A**

Date: 28-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.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