

Stephen and Elizabeth Harrington

2 The Way,

Aubrey Manor,

Rathcoole.

Co. Dublin.

28/02/2022.

Planning Department South Dublin County Council.

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

This is the fourth application for this particular site. The original application **SDO3A/0286** received permission which was subsequently overturned. The layout of the site has significantly changed since 2004 with the addition of Aubrey Manor housing estate.

The second and third applications **SD18A/0138**, **SD19A/0128**, both submitted by Garocal Limited, were refused by the planning authority. The subsequent appeals were rejected by An Bord Pleanala.

We bought our property on the basis that the site behind the house was a commercial site and was land-locked with the retail unit along the southern boundary/main street and that no further un-associated development would be allowed by the local authority. As well as devaluing our property, the overshadowing and closeness of this development would create a totally overlooked feeling. The blocking of natural light in both our sitting room and kitchen would also have a negative effect on our property. The view from our bay window would also be affected by any building.

Any new development would also take away the enjoyment our family have when using our existing private open space/rear garden. This rear garden is the only space we have as we have no front garden.

At the moment access to the rear of our home is over two walls and is therefore relatively secure. Any new development will decrease our level of security as intruders would only have to scale one wall and would also have access to a main road via Barrack Court.

In terms of the logistics of this development, we fail to see how the developers have rectified any of the reasons for refusal on the two previous applications. The risk of flooding remains and has now been escalated due to the current climate change. Access to the site itself remains an issue. Barrack Court is a small narrow estate with all parking spaces currently filled. Removal of the wall would have a negative visual impact on the estate as well as disrupting the current parking arrangements, further hampering the residents.

We trust that this submission adequately conveys our strong objection to this proposed development and we urge you, once again, to refuse permission.

Sincerely,

Stephen and Elizabeth Harrington.

24/02/2022 09:33:29

Receipt No. : T4/0/698416

SD22A/0023

Elizabeth & Stephen Harrington

PLANNING OBJECTION FEE      20.00

GOODS      20.00

VAT Exempt/Non-vatable

Total :              20.00 EUR

15.75 IEP

Tendered :

Credit Card/Laser      20.00

Visa

\*\*\*\*\*9572

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Elizabeth & Stephen Harrington  
2, The Way  
Aubrey Manor  
Rathcoole  
Co. Dublin.**

**Date: 07-Mar-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](http://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](http://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**