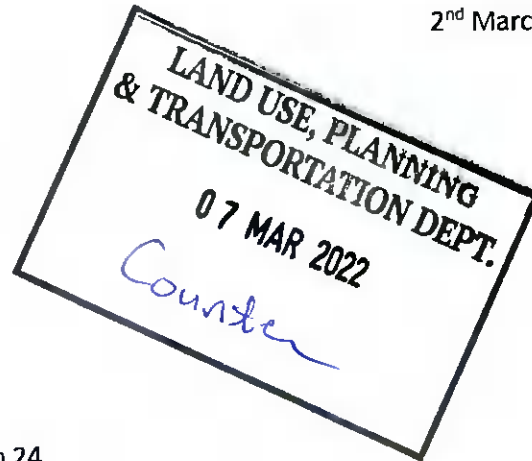


29 New Bawn Drive,
Tallaght,
Dublin 24.

2nd March 2022.

Land Use, Planning & Transportation Dept.,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.



Dear Sir/Madam,

Re: Lands at 31 New Bawn Drive, Tallaght, Dublin 24.

We hereby lodge our formal complaint against the Planning and Retention request of an unauthorised development at 31 New Bawn Drive (Ref. SD22B/0036) which was subsequently erected in direct violation of planning decision SD18/0373, and is currently subject to an Enforcement Notice (Ref. S88183).

This development hinders and impacts on the residential and visual amenities for the vicinity; overshadows on the neighbouring properties; and directly affects the quality of living and enjoyment of the residents of 29 New Bawn Drive.

The original planning decision of refusal of 5th February 2019 when only foundations were in place, noted that the proposed development "*would have an overbearing impact on the immediate neighbour*", and as such this unauthorised development only goes to exacerbate those concerns, and displays utter contempt for the planning process. The walls were completed in March 2020 and the roof slated around September 2020.

It must also be noted that this unauthorised development stands at a separation distance of 25 inches from the rear boundary wall, and a separation space of only 8 inches from the adjoining neighbour. These measurements are a further infringement to the concerns highlighted in the original planning decision, when plans were submitted for separation distances of 1.1 metres and 0.419 metres respectively. The proposed alteration to the completed building to now marginally reduce its size, will not alleviate, diminish or remove the problem of its existence, which continues to affect our quality of living, as stated above.

We await hearing from your office on this matter.

Yours sincerely,

Fidelma Coyle
Mrs. Fidelma Coyle

Eddie Coyle
Mr. Eddie Coyle

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

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

**Fidelma Coyle & Eddie Coyle
29, Newbawn Drive
Tallaght
Dublin 24**

Date: 07-Mar-2022

Dear Sir/Madam,

Register Ref: SD22B/0036
Development: Retention of single storey extension & planning permission for proposed subsequent alterations all to rear with associated site paving & landscaping.
Location: 31, New Bawn Drive, Tallaght, Dublin 24
Applicant: Stephen Maher
Application Type: Permission and Retention
Date Rec'd: 31-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 Pleanala 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.sdublincoco.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.sdublincoco.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**