



75 Watermeadow Drive
Old Bawn
Tallaght
D24 P78R

16 March 2022

Re: Objection to planning application reference number SD22A/0047

Dear Sir/Madam,

I'm writing to lodge an objection to planning application SC22A/0047 for permission to build a two-storey, four bedroom detached dwelling at 41 Watermeadow Park, Old Bawn, D24 CH7V. I enclose a receipt for the required fee of €20.

I strongly object to the proposal to build a the proposed two-storey, four bedroom dwelling and all associated site works at the side garden plot for the following reasons.

The proposed two-storey, four bedroom detached dwelling does not match the existing dwellings on Watermeadow Park and Watermeadow Drive.

- The site for the proposed dwelling is currently a side garden and the rear of the dwelling will face the front garden of my home. The existing dwellings all face front to front or rear to rear there is no existing dwelling where the rear of one dwelling faces the front of another.
- The roof profile of the proposed dwelling is different to the existing dwellings and deducting from the plans the footprint of the dwelling is larger and appears to be two to three meters longer than the current dwelling of 41 Watermeadow Park.



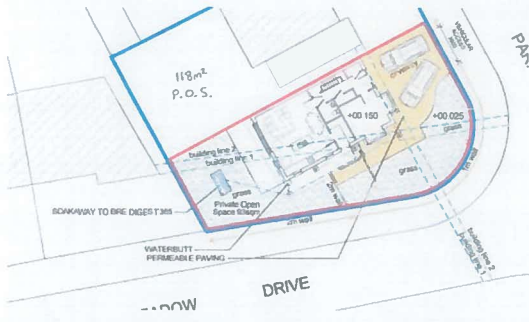
The plans for the proposed dwelling include a two-meter wall at the rear of the dwelling which will run along the front garden of my home

- The two-meter wall will create a security blind spot where the side entrance and driveway of my home will not be visible from Watermeadow Park. This is a cause of great stress particularly following a recent incident where a man approached and tried to access my car while I was parking in my driveway. This incident was reported to the Gardai at Tallaght Garda station at the time.
- The two-meter wall at the rear and side of the proposed property will impact egress from my driveway onto Watermeadow Drive by car. I will have to reverse beyond the two-meter wall to see if there are any pedestrians or cars approaching. There is a lot of traffic on Watermeadow Drive due to the pedestrian walkway connecting Watermeadow Drive to Dún An Óir which is used to access Old Bawn Community School, Sean Walsh Memorial Park, The Square shopping centre and Tallaght Stadium.
- The proposed dwelling and two-meter wall will also reduce the light to the front of my home especially the ground-floor window of the extension and the side entrance. As I work from home I believe the reduction of natural light will have a negative impact my wellbeing. The design of the proposed new dwelling calls attention to the impact of light with the inclusion of sky lights on the rear ground-floor roof.



The plans for the proposed dwelling include off street parking for two cars but the proposed entrance will reduce the on-street parking on the cul-de-sac of Watermeadow Park.

- Currently some residents of Watermeadow Park, park their vehicles on Watermeadow Drive opposite my driveway. This will become more of an issue as the already scarce on-street parking will be reduced under the proposed plans.
- The reduced parking space is of concern for me as my father is elderly and has required assistance from the emergency services four times in the last two years; cars parking opposite my home has already impacted access for emergency services, the possibility of more cars parking on the road will heighten the existing issue. Please see attached photographs for day to day parking.



Your sincerely

Kenneth Mc Donald
Fiona Mc Donald

Kenneth Mc Donald and Fiona Mc Donald

Kenneth & Fiona McDonald
75, Watermeadow Drive
Old Bawn
Dublin 24

Date: 22-Mar-2022

Dear Sir/Madam,

Register Ref: SD22A/0047
Development: Two-storey 4 bedroom detached dwelling with vehicular access and 2 off-street, parking spaces and all associated site works at side garden plot.
Location: 41, Watermeadow Park, Oldbawn Tallaght, Dublin 24 D24CH7V
Applicant: Adam & Rhian Riordan
Application Type: Permission
Date Rec'd: 11-Feb-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. Crowley
for **Senior Planner**