



AN TAISCE – THE NATIONAL TRUST FOR IRELAND

SOUTH COUNTY DUBLIN LOCAL ASSOCIATION

PLANNING COMMITTEE

Tel. 01 4933843

Our Ref: 20220210 - 06S -A/0039P

C/o Moret
Edmondstown Road
Dublin 16

14th March 2022

Senior Planning Officer
South Dublin Co. Council
County Hall, Tallaght.
DUBLIN 24

Reg. Ref.	SD22A/0039
Development	Demolition of 2 Houses & Erect 22 Houses.
Location	Silveracre Bungalow, Whitechurch Road, Dublin 14.

Dear Sir

We have examined the file and wish to comment that this application should be assessed with regard to impact on the amenity of the area and the relevant provisions of the South Dublin County Council Development Plan.


We wish to object to the height of the houses, four stories is very high for a four bedroom house. It means too that the height dwarfs the adjoining Mill House, a Protected Structure, and the adjoining ACA, St. Patrick's Cottages.

The houses come very close to the railings along Whitechurch Road. If they were set back and trees provided along the railings they would not be so obtrusive.

The Public Open Space is relatively small and if made into a strip across to the Eastern boundary it could link in to the large open space adjoining on the other side of the river boundary. Also if a bridge was built at this point pedestrians and cyclists would be able to pass through to Grangé Road.

We enclose our cheque for €20.00 for this objection and submission.

Yours faithfully


Patrick Leonard
Member, Planning sub-Committee
An Taisce South County Dublin Assoc.

**LAND USE, PLANNING
& TRANSPORTATION DEPT.**

15 MAR 2022

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Patrick Leonard
C/o Moret
Edmondstown Road
Dublin 16

Date: 16-Mar-2022

Dear Sir/Madam,

Register Ref: SD22A/0039
Development: (a) The demolition of two existing habitable structures on site including a bungalow (Silveracre), an existing cottage (No. 6 Whitechurch Road) and a row of 5 derelict structures/cottages located along the western boundary of the site (extent of proposed demolition is 433sq.m) (b) the construction of 22 4 bed, 3-4 storey units ranging in size from 197sq.m to 214sq.m, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via new entrance on Whitechurch Road. The proposed development shall provide for 44 car parking spaces, a new single storey bicycle storage shed (approx 34sq.m) and provision of bin storage to be provided at the front curtilage of the dwelling for all terraced units, all boundary treatment, all site services and all associated site works.
Location: Silveracre Bungalow, Whitechurch Road, Rathfarnham, Dublin 14.
Applicant: Dungrey Limited
Application Type: Permission
Date Rec'd: 10-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. Furney
for **Senior Planner**