

SDCC Panning Department,
County Hall,
Dublin 24.

Pierce Mullarney,
49 Saint Patrick's Cottage
Rathfarnham,
Dublin 14.

Planning Reference SD22A/0039
Applicatio Fee Receipt No. : T4/0/700418

Dear Sir/Madam,

I wish to lodge the strongest possible objection to Planning Application SD22A/0039, submitted for location 'Silveracre', Whitechurch Road, Rathfarnham.

These structures would completely dominate the skyline and obliterate the existing relationship between existing building in the surrounding area.

The height and imposition that these 'structures' taken as a whole would destroy any relationship currently existing between the existing houses and their environment.

Let there be no pretence but that these are FOUR storey's high. Previous attempts to obtain permission for similarly tall structures in the locality have been refused as they did not match the established norm in this locality.

The roof line proposed makes a joke of previous guidelines defined by SDCC.

The obvious intention of this application is to maximise the density of these structures for one reason only -profit. There is no attempt to try to blend these overwhelming blocks into the existing neighbourhood. It seems clear that the only consideration they have in mind is the bottom line, profit. Houses of the same size built as two storey structures could still realise a profit, just not quite so much.

With windows on every available surface, every residence on all four sides is overlooked and with the proposed height this overlooking extends beyond just adjacent houses but every single one in a large radius extending in all directions.

Observations on the planning documentation.

Photo Montage submitted.

The view from the East with the buildings super imposed is absolutely pointless as trees obscure the entire upper parts of the structures, in particular the roof line.

The view from the junction of Whitechurch Road and Willbrook Lawns is also deceptive as the angle of the shot denies any reference point to allow one to appreciate the overall height with reference to adjoining buildings.

The view supplied looking South on Whitechurch Road does not even show the top of the nearest block. I can think of one obvious reason why, it avoids a full view of the overbearing height.

The photo montage does however give us some idea of the overwhelming mass of the structures proposed.

Document submitted - Schedule of Accommodation.

Design standards as shown on the spreadsheet reference those applicable to *New Apartments*. How does this reflect on what are clearly individual houses.

Apartments are clearly defined as 'self contained units in a multi-unit building'.

The Planning Application submitted clearly identifies the submission as applying to HOUSES!

The same Design Standards references WICKLOW County Development 2016-2022! I know I would like to know why Wicklow is the chosen preference.

Document submitted - Planning Report.

Page 21. 8.2

'The proposed development will have a positive impact on the character of the area...'

I disagree entirely with this purely subjective statement.

'...enhancing the residential status and amenity of Whitechurch Road where at present there a number of vacant sites...'

The two nearest sites where planning application have been submitted have made numerous attempts at pushing the height far below this proposal, and failed.

'The development will have minimal impact on the character of the road...'

I don't believe that anyone in their right mind would agree with this clearly biased statement.

'The character of the rear setting cannot be considered particularly significant...'

I very much doubt that even a single resident of Tara Hill Grove would not be offended at this offhand view.

'We therefore submit that the subject proposal is acceptable within the current setting...'

That is the nub of the problem, it is entirely out of character in the current setting.

8.3

'... South Dublin Development Plan 2016-2022...'

Why the switch from Wicklow?

'... SDCC promotes higher residential densities at appropriate locations such as those that are located within walking distance of town...'

Is this proposal within walking distance of Wicklow?

8.3.2 Building Height.

'The prevailing building height in the surrounding area.'

A statement like that must, if it is to be considered valid, be supported by evidence, otherwise it is meaningless.

'To ensure that new residential developments immediately adjoining one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height...'

This statement does not in anyway comply with the proposed structures.

'The subject proposal incorporates a gradual height increase...'

Paragraph 8.3.7 specifically refers to 4 storey houses as does the the Schedule of Accommodation submitted.

'The subject proposal incorporates a gradual height increase...'

All 22 structures are uniform height, give or take a few centimetres.

Page 23.

'Overall we submit that the proposed building height of 3-4 storeys...'

I don't understand why the application constantly tries to lower the impact of these structures by referring to them as 3-4 storey.

They themselves identify them as 4 storey on numerous occasions.

Yours,

Pierce Mullarney.

Michelle Furney

From: Pierce Mullarney <pmullarney@gmail.com>
Sent: Tuesday 15 March 2022 15:21
To: LUPT - Planning Submissions
Subject: Observation on SD22A/0039

You don't often get email from pmullarney@gmail.com. [Learn why this is important](#)

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pmullarney@gmail.com

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

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

**Pierce Mullarney
49, Saint Patrick's Cottages
Dublin 14**

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.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**