

LAND USE, PLANNING  
& TRANSPORTATION DEPT.

14 MAR 2022

Airlie View,  
Dodsborough Road,  
Lucan,  
Co Dublin  
Date: 11 March 2022.

The Planning Officer  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

**Ref: Planning Application Objection ref SD22A/0052**

**Name:** Amy & John Ennis

**Address:** Site at rear of 66 Dodsborough Cottages, Lucan, Co Dublin K78YY33.

**Proposed:** Construction of detached, single storey bungalow, new vehicular access to Dodsborough Road (Adamstown Boulevard), car parking to front garden, new landscaping and boundary treatments and associated site works.

Dear Sir/Madam

I wish to express my objection to the planning application SD22A/0052. This site located to the rear of 66 Dodsborough Cottages we understand has no link to the owners of the residential dwelling at 66 Dodsborough Cottages. The site in fact is situated between both 66 Dodsborough and our property Airlie View, Dodsborough Road, Lucan, Co. Dublin (Bungalow to the South of the site). I have resided at Airlie View for over 50 years as has my Mother whom is still resident there for now over 60 years. In that time, we have enjoyed the fact that our rear garden was in no way impacted by our neighbours' properties.

We understand that planning has been applied for on this site several times over the years and has been rejected on the various grounds one of which was access to the main Adamstown Boulevard Road (old Tandys Lane). This road is now busier than ever before with constant traffic flow including buses leading to and from Adamstown and in order to apply consistency to previous applications in my view no access to this busy road should be allowed.

We therefore wish to object to this application on the following grounds:

- As per the House drawings on the South facing side of this property there is a proposed window which will look straight across into our rear garden thus affecting our privacy. It is proposed that this side of the property be located within 2 metres of our boundary ranging from 1.623m to 1.945m which in our view is far too close and will result in a loss of privacy which we have enjoyed over our lifetime.
- Also, to the North side of our property we have a small clear glass toilet window which will be looking onto the main entrance to this house ranging from 5.382m to 4.868m away again impacting on our enjoyed privacy.



- There seems to be no clear indication from the application as to how the existing boundaries are to be treated. In fact, there has been an established boundary hedge between us and this site in place on this location for over 70 years (since my grandfather's time) and we will not accept any tampering with this boundary. This hedge was in fact a very dense hedging which has been altered in the last couple of years without our expressed agreement and any boundary would have to accommodate the original hedging. To the rear back corner of our property, we received an additional small piece of ground from Cairn Homes when they completed their boundary walls at Shackleton a few years back which was shared between ourselves and another neighbour and will insist that this additional piece is in no way disturbed.
- The proposed elevation of the house seems from the drawings to be higher than both our home and that our neighbour at 66 Dodsborough Cottages and therefore we suggest that any application should show height consistency.
- Our ESB supply is currently coming from an ESB pole located to the front of this site and there has been no reference to this in the application or how any disturbance to our supply would be accommodated.
- Likewise, there are sewerage pipes from our house running through this site to the main sewer connection and although there is a mention of redirection of this, we cannot see from the application as to how our system will be accommodated through the course of construction and beyond.
- I know that when the new pathway along this road was established for safety reasons our gate entrance had to be moved back and we had to have sufficient space within the garden to be able to turn a car, I do not see the same space or requirement accommodated in this application.

In conclusion our objection to this planning is on the grounds of loss of privacy, and lack of clarity on both how boundary issues are to be treated or how our continued access to essential sewerage and electricity services are to be accommodated.

I would be grateful if you could take our objections into consideration when reviewing this application.

Yours faithfully,



Paul Doyle



**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)**

**Paul Doyle  
Airlie View  
Dodsborough Road  
Lucan  
Co. Dublin**

**Date: 16-Mar-2022**

Dear Sir/Madam,

**Register Ref:** SD22A/0052  
**Development:** Construction of detached single storey bungalow, new vehicular access to the Dodsboro Road (Adamstown Boulevard), car parking to front garden, new landscaping and boundary treatments and associated site works.  
**Location:** Site at rear of 66, Dodsborough Cottages, Lucan, Dublin, K78YY33  
**Applicant:** Amy & John Ennis  
**Application Type:** Permission  
**Date Rec'd:** 14-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](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**

