

31 Willbrook Lawn
Rathfarnham
Dublin 14

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

29 March 2022

Dear Sir / Madam

Register Reference SD22A/0069
Location Capri, Whitechurch Road, Rathfarnham, Dublin 14


We refer to the above application and wish to make to following objections to the plans as submitted.

- 1 While the height of the houses is similar to previous applications the plans indicate that the elevation of the site is substantially raised. Therefore, the increased elevation combined with the height of the houses and the close proximity of the houses to the boundary would mean that the development would be overbearing, oppressive and seriously detrimental to residents of adjacent houses.
- 2 The new overall height of these houses will overshadow adjacent gardens and there are no plans submitted showing the light impact on neighbouring houses.
- 3 It was a condition of previous planning permissions granted that the developer construct a 2 metre boundary wall. We note that these plans do not include a boundary wall and we submit that if planning is granted that a 2 metre boundary wall be constructed.
- 4 We submit that any plan for the removal of the non-native knotweed infecting the site complies with the highest professional and environmental standards and be in line with SDCC's own plans for removing knotweed further along the Whitechurch stream.

We attach the receipt for €20 Planning objection fee in respect of this submission.

PP

John Byrne


Jeanne Byrne

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

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

**John & Jeanne Byrne
31 Willbrook Lawn,
Rathfarnham,
Dublin 14.**

Date: 31-Mar-2022

Dear Sir/Madam,

Register Ref: SD22A/0069
Development: Demolition of derelict house and construction of 4 two storey, semi-detached 3 bedroom dwellings; replacement of existing bridge; 1.2m flood defence walls; 8 car parking spaces; landscaping and associated site works.
Location: 'Capri', Whitechurch Road, Rathfarnham, Dublin 14.
Applicant: Gerard O'Connor
Application Type: Permission
Date Rec'd: 25-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**

