

34 Willbrook Lawn
Rathfarnham
Dublin 14

29 March 2022

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Register Reference: Planning Application No. SD22A/0069
Applicant: Gerard O'Connor
Location: Capri, Whitechurch Road, Rathfarnham, Dublin 14.

To Whom it may Concern

As the owner occupiers of No.34 Willbrook Lawn we wish to raise the following matters in relation to this application.

- 1. Japanese Knotweed** – The site assessment survey in relation to the knotweed management plan was conducted in 10th August 2018. Since then, the site has been cleared with a digger on a number of other occasions, most recently today, the 29th March. As has been noted before, any work on the site is likely to dislodge the plant and cause it to spread even further. For this reason, we would ask that an updated site assessment take place to insure that the existing plants have not spread further and encroached into our property. The site owner (and the council if/when it grants permission to develop the site) has a duty of care to ensure that any building works undertaken do not cause damage to existing properties and so we ask that appropriate measures be taken accordingly. *Failure to do so out will be viewed as a conscious endangerment of our property.*
- 2. Raised elevation** — While the specified height of the houses is similar to previous applications, the plans appear to show that the ground elevation of the site has been raised. This increased elevation means that the houses are considerably higher and are intrusive, overbearing and detrimental of residences like ours. The new raised height of the proposed houses means that our garden and house would be overshadowed. We note also that no Shadow Study Impact analysis has been included as part of this application.

A raised ground elevation could also cause an issue with drainage and water runoff following rain, with the possibility that our garden could become waterlogged, or worse... would flood.

Any flooding will not only have an adverse physical impact on our property, but will also affect our long-term ability to secure house insurance.

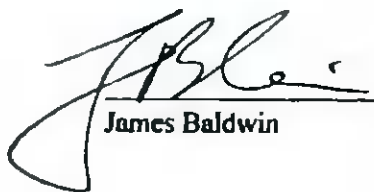
3. **Boundary wall** — No suggested boundary wall and planting are specified in this application. If they remain the same as previous planning applications, then the use of a 2m boundary wall exposes our home to potential unwanted access, as it is 1m lower than what is currently in place. **It should, therefore, be a condition of planning that the wall be 3m to match the existing structure.** Additionally, any planting of semi-mature trees on the site should be specified in advance by SDCC arboreal specialists. Native species should be used, and in particular trees that are appropriate in size for the location. Until these reach their mature size, they will do little to form either a security or privacy shield, so we would ask that the boundary wall height be raised to account for this.

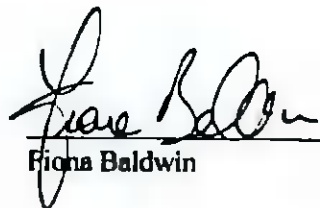
4. We would also like it noted that the plans submitted to the council have incorrectly numbered the houses in Willbrook Lawn. Our home, No 34, is incorrectly labelled on the drawings as No. 35. *This is the third time that we have raised this specific issue in relation to applications made by Gerard O'Connor for the Capri site.* **As these are official documents, we expect that these errors be corrected forthwith as it is erroneous and misleading should they ever be required for future legal proceedings.**

Payment of €20 has been made to the SDCC Cash Office by Credit Card in relation to this submission.

Receipt Number: T4/0/701528

Yours faithfully


James Baldwin


Fiona Baldwin

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

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

**Fiona & James Baldwin
34 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**

