

Conor and Emer Daly
30 Willbrook Lawn
Whitechurch Road
Rathfarnham
Dublin 14
D14KN83

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

30/03/2022

Register Reference : SD22A/0069

Applicant: Gerard O'Connor

Location: Capri. Whitechurch Road, Rathfarnham, Dublin 14.

With reference to the above application, we wish to object to the proposed development changes on the following grounds:

1. Although the house height appears similar to previous applications, these plans indicate the ground elevation of the site has increased. This increase combined with the building height and close proximity would make the development extremely overbearing, oppressive and have a very negative impact on the residents who share a boundary with it.
2. The confirmed presence of Knotweed in the existing site, is of grave concern to all residents who share a boundary with the Capri Site. The current application includes a Knotweed Report completed in 2018 and states it expected work would be completed within 12 months. In the intervening 4 years there has been significant growth of the plant, visible to naked eye on the site. There has been diggers on the site over that period, some as recent as the 29th March. We feel an updated professional report is imperative before any further digging, clearing or site work commences and that the safe removal of these non-native and very destructive plants is completed before any construction takes place on the site.
3. There is no provision for opaque or obscure glass to the rear upper floor windows in the current plans. As they will overlook our property, we ask that this be added as a condition of any planning granted.
4. There is no information regarding a boundary wall between our property and the site. We ask that the construction of a boundary wall be included as a condition of any planning granted.

5. Any drawings of the site submitted for this or the previous planning application have not been updated to reflect an extension to the rear of our property built in 2018. Our rear door/window is 11m from the boundary. The proposed placement of the development is far less than 11m on the Capri side meaning unit 3&4 ***will be significantly closer to our living space than is represented anywhere in this planning application.*** This will result in a detrimental loss of light and privacy to our property. I also note that on doc (Site 6570670) the number of our house is incorrectly listed as 31 not 30.

Enclosed is the fee of €20 for lodging this objection.

Yours sincerely,

Conor and Emer Daly

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

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

**Conor & Emer Daly
30, Willbrook Lawn
Rathfarnham
Dublin 14**

Date: 01-Apr-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**