

To South Dublin County Council  
Planning Department

### Observations

Planning application SD22B/0100

We are the owners of adjoining property 7 Rossmore Park. As such we share with No. 7 Rossmore Park, the same overall building structure and roof, and party walls.

### Observations

#### 1. Structural

If planning is approved the conditions of same should ensure that the owners of no 7 are informed of how precisely the conversion in question will be supported i.e. the roof structure that will be employed.

The owners of no. 7 should be informed of the impact on or use of the party wall as an element of the new roof structure. Details of this aspect of the construction should be provided to the owners of no. 7.

If any openings or use of party wall arises the planning approval should make clear the arrangements that will be made to ensure fire proofing in the overall roof space

If any openings or use of party wall arises the planning terms should address the arrangements made to ensure acoustic sound proofing to no. 7.

The works at no. 8 should ensure that no impact is made on the shared chimney.

The works at no. 8 should ensure that there are no implications for shared services e.g. gutters and water run-off.

#### 2. Development size

The projecting dormer is very large, based on view of drawings that only came available on the Council website, on Tuesday 5<sup>th</sup> April – 4 weeks after application date. It should be noted that these documents only became available on that date, one date after the owners of no. 7 drew that attention of the Planning Office to the fact that nothing had yet appeared on the website. And that remained the case until 4 working days before the closure date. It would appear larger than dormers constructed recently in the immediate area. We are concerned that this will deprive the rear and garden at no 7. of direct light and this should be taken into account in Planning Office's consideration of the matter.

#### 3. Health and safety

A health and safety plan should be put in place in respect of the works, one assumes that this will be a requirement.

The building is exceptionally exposed to wind , having no shelter from an easterly, southerly or western direction. Additional safeguards should be put in place in the event of the very common occurrence of extremely high winds to ensure the safety of occupants / others. One assumes that roof works will not be carried out for example when wind warnings are in place .

The immediate area is home to a significant number of small children – health and safety arrangements will be required to be in place to protect the site and to protect persons from construction traffic.

#### 4. Noise and nuisance

The duration of the works should be set. Time restrictions should be in placed with respect to the commencement and completion of works .

Please note that no 7 is currently a place of work for 4 different persons, with 4 remote offices operational on a daily basis. In this context noise constraints and reasonable time limits should be applied to the works. No. 7 is also home to a night shift worker who will be required to sleep during the day, and noise reduction measures should be in place to deal with this.

No work should be carried out at the weekend (Saturdays, Sundays and bank holidays).

#### 5. Access to site.

There is currently no space outside No 7 Rossmore Park or no.8 Rossmore Park for any additional vehicles. These houses are located in a 'tight' cul de sac. Strict requirements should be applied to the works in respect of vehicular access. Recent works in the area has required the attendance of as many as 4 or 5 large vehicles to do similar work and a plan is required to address this issue.

Note fee 20 euros paid today to accompany observations receipt no. T4/0/702693

Kevin and Finola Condon

**Kevin and Finola Condon**  
**7 Rossmore Park**  
**Templeogue**  
**Dublin 6W**

**Date:** 12-Apr-2022

Dear Sir/Madam,

**Register Ref:** SD22B/0100  
**Development:** Conversion of the attic space into storage/study space use; projecting dormer window to the rear, extend height of gable wall to include two new windows; modify existing hipped roof and all ancillary site works to existing two storey, semi-detached dwelling.  
**Location:** 8, Rossmore Park, Templeogue Dublin 6w  
**Applicant:** Adrienne Weston  
**Application Type:** Permission  
**Date Rec'd:** 08-Mar-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](http://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](http://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