

9 Whitehall Gardens  
Dublin 12  
D12E3C3

Planning Department  
South Dublin County Council  
County Hall  
Town Centre  
Tallaght  
Co Dublin

LAND USE, PLANNING  
& TRANSPORTATION DEPT.

- 4 MAY 2022

Planning Reference Number: SD22A/0094

Applicant: Mr Derek Glennon

Address of Development: 42 Whitehall Road, Terenure, Dublin 12

Development: 3 bed detached sustainable 2 storey house; new vehicular/pedestrian entrance; 2 car driveway; all associated site boundaries, landscaping, drainage, new foul water connection to Whitehall Road and ancillary works.

04/05/2022

LAND USE, PLANNING  
& TRANSPORTATION DEPT.

- 4 MAY 2022

Dear Sir/Madam,

I wish to object to the above planning application SD22A/0094 and to make comments and observations regarding same. In this regard I attach with this letter Receipt Number T4/0/70464, being the prescribed €20 fee for this submission.

Planning Application SD22A/0094 carries the address 42 Whitehall Rd, Terenure, Dublin 12 only because the vehicular driveway and access to the proposed house cuts through the side garden of 42 Whitehall Road, Terenure, Dublin 12.

The impact of the proposed development would however largely be on the residents of Whitehall Gardens, as the proposed house faces onto Whitehall Gardens, in very close proximity to the gable and garden of No 1 Whitehall Gardens.

1) The proposed development, being a 2 storey building in a restricted back-garden site and with restricted access, is in clear breach of SDCC's own Development Plan 2016-2022 - 11.3.2 RESIDENTIALCONSOLIDATION (iii) BACKLAND DEVELOPMENT"

I quote from the above - "Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area. Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking."

Indeed it should be noted this particular proposed 2 storey development is itself sited in the back garden of a one storey residence, suggesting the proposed development is not in character with the immediate site itself.

2) The land at the rear of the 12 houses on Whitehall Gardens forms the rear gardens of these 12 houses. There are no structures, other than small single storey garden sheds, summer houses, green houses, etc in these gardens. They are a long established private amenity space for the houses and for the enjoyment of the 12 families living in them. The siting of a two storey dwelling into this location is completely out of character with the well-established grain of this neighbourhood. A grant of permission for this development is contrary to good development and more so, would set a precedent that was completely unacceptable.

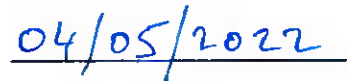
3) Whitehall Gardens is a quiet cul de sac neighbourhood with gardens free from noise and disruption. The construction of the proposed development would require undue noise and disruption that would impact especially on the residents of No 1 Whitehall Gardens but also on all the other residents of Whitehall Gardens too. This disruption would be at its most intense during the construction work, but would continue post-construction, due to car movements on the 2 vehicular restricted access to the proposed house so closely flanking No 1 Whitehall Gardens.

4) Finally, the residents of Whitehall Gardens have long had ongoing concerns about flooding at times of heavy rainfall and these concerns are well known to South Dublin County Council. Any new development will only increase the hard surface area and this will increase our concerns in this regard.

I urge you to consider these objections to the proposed development SD22A/0094 and thank you for your deliberation.

Yours faithfully,

  
Tom Hanley

  
04/05/2022

**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)**

**Tom Hanley  
9 Whitehall Gardens  
Dublin 12**

**Date: 05-May-2022**

Dear Sir/Madam,

**Register Ref:** SD22A/0094  
**Development:** 3 bed detached sustainable 2 storey house; new vehicular/pedestrian entrance; 2 car driveway; all associated site boundaries, landscaping, drainage, new foul water connection to Whitehall Road and ancillary works.  
**Location:** 42, Whitehall Road, Terenure, Dublin 12, D12 YR60  
**Applicant:** Derek Glennon  
**Application Type:** Permission  
**Date Rec'd:** 01-Apr-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**