

# Conor Molloy

7 Springvale, Edmondstown Road, Dublin 16 D16 W2N1  
molloyconor@gmail.com

4<sup>th</sup> May 2022

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 A3XW

By email to: [planningsubmissions@sdublincoco.ie](mailto:planningsubmissions@sdublincoco.ie)

## Planning Application SD22A/0095

I am the owner of No. 7 Springvale, Edmondstown Road, Dublin 16 and wish to submit the following observations in relation to the above planning application.

### **LEVELS AND PROXIMITY TO ADJACENT PROPERTIES:**

The levels depicted in drawings P-04 and P-05 in relation to the existing properties Nos. 1-7 Springvale are inaccurate and misleading. Drawings showing actual existing & proposed levels, along with contextual elevations showing actual distances from adjacent properties, should be requested from the applicant so that planners can make an informed decision.

### **EXISTING RETAINING STRUCTURE:**

There is an existing c. 5m high 'Permacrib' type timber retaining structure in place at the rear boundary of Nos. 1-21 Springvale. This timber structure has been in-situ for over 30 years. The applicant should be required to demonstrate that the structural integrity of this system will not be compromised when excavating in such close proximity to it.

### **GENERAL COMMENT:**

Due to the west-facing aspect of the existing gardens of Nos. 1-7 Springvale, coupled with the c. 5m high retaining structure on their rear boundary and c. 2m high boundary wall beyond that, direct sunlight into the rear gardens of these properties has always been limited. The original No. 50 Springvale towered above the gardens of these properties, albeit at a distance. The recent construction of No. 50A has already had a significant visual impact and further limited the hours of direct sunlight. Privacy has also been compromised with windows directly overlooking back gardens and bedrooms.

Accurate contextual elevations would demonstrate the significant impact that further development of this site would have on existing adjacent properties. At the very least, drawings showing actual levels of existing and proposed properties that can be scrutinised should be sought from the applicant.

I would welcome a visit to my property by the planning inspector so that the visual impact of the proposed structure can be viewed from the garden level of the existing properties below.

Yours,

---

Conor Molloy

**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)**

**Conor Molloy  
7, Springvale  
Dublin 16**

**Date: 05-May-2022**

Dear Sir/Madam,

**Register Ref:** SD22A/0095  
**Development:** 2 storey dwelling with mono pitched roof and ancillary site works to side of existing house.  
**Location:** 50A, Springvale, Edmonstown Road, Rathfarnham, Dublin 16  
**Applicant:** Brian Sheridan  
**Application Type:** Permission  
**Date Rec'd:** 04-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**