

4 Bettysford Terrace,  
Monastery Road,  
Clondalkin,  
Dublin 22  
17<sup>th</sup> May 2022

Planning Department  
South Dublin County Council  
Tallaght  
Dublin 24

Receipt Ref: T4/O/705752

***Planning reference: SD22A/0107 - Application by Glenaulin Nursing Home Holdings Ltd for Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and accessed from Lexington House; a single storey detached storage shed to the rear of the existing house.***

A Chara,

I would like to make the following submission in relation to the above application.

Incorporating the back garden of a residential property as ancillary overflow car park for Lexington nursing home is a material change from residential use to commercial use and not a retention. Application should be considered inadmissible on that basis alone but also as there is adequate car parking provision to the front and side of the nursing home for staff and visitors. Also, intensification of land use i.e., from garden to hard surface is negatively impacting on biodiversity and has potential for ongoing flood risk. The residential property is located in a R2 (GZT Zone) – *To protect and/or improve residential amenity.*

It is apparent from observations from the rear of our property that the rear garden of 6 Bettysford Terrace area is currently being utilised as a car park, break area for staff and also houses a standby generator (location of fuel tank unknown) to the left-hand side of an unauthorised single storey building at the rear.

The above unauthorised building and change of use is all within approx. 10 meters of our rear garden. As a property owner living along one of Clondalkin's busiest roads, we consider our rear garden as a sanctuary to enjoy. We are now living with the noise and additional pollution of vehicular traffic entering and leaving the rear of 6 Bettysford Terrace on a daily basis. The location of an industrial electricity generator and fuel store within the rear of the property is also of great concern to us.

We strongly object to the above unauthorised development and unauthorised change of use and call on South Dublin County Council planning section refuse the retention of same.

Is sinne le meas,

Lorcan & Suzanne Downey

**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)**

**Lorcan & Suzanne Downey  
4, Bettysford Terrace  
Monastery Road  
Clondalkin  
Dublin 22**

**Date: 17-May-2022**

Dear Sir/Madam,

**Register Ref:** SD22A/0107  
**Development:** Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and accessed from Lexington House; a single storey detached storage shed to the rear of the existing house.  
**Location:** 6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22  
**Applicant:** Glenaulin Nursing Home Holdings Ltd.  
**Application Type:** Retention  
**Date Rec'd:** 14-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**