

Priscilla Ni Cheallaigh Potel
9 Mountdown Park
Dublin 12

18th May 2022

Dear Sir/Madam,

I, Priscilla Ni Cheallaigh Potel, the undersigned, am objecting to the granting of planning retention permission for Mr. Billy Sheehan, 7 Mountdown park, Dublin 12.

Reference number

SD22B/0159

For the following reasons:

I was unaware of No. 7's original planning permission as no one ever informed me of the intended works and I was living in France in 2016 at the time of application. I was not given the opportunity to discuss or oppose the original planning permission (SD16B/0230) before work commenced.

These are some of my personal observations to, in my opinion, warrant refusing retention of the unauthorised works and encourage looking at the previous authorisation too as I think the initial application left out key information.

1. I believe there has been serious damage caused by the seemingly below standard workmanship of the builders.
2. Sewerage system being compromised by the over development of the site, removal of access points to the rear of No.7 (Back garden which has now been built over). As a result, our sewerage system has been compromised and has to be cleared out every 3-4 months. In our time in our house since the 70s we have had no issues with the sewerage system, as far as I am aware, until the works of No.7 took place. I had a drainage company place a camera in the front water waste pipe and another company drained the back manhole to see. The street's sewerage system has been blocked with hard concrete which could have come from the works next door. No. 7 engaged Irish Water to have their own private access to the street water waste system. Their original planning permission said they needed to use the existing water waste system in place. The regular and intense smell of raw sewage and resulting isolation over almost the last two years has had a direct impact on me and my four year old girl's quality of life.
3. The rain drainage appears to have left pools of water on my flat roof which I believe has been causing damage.
4. The water pipes under my house seem to perhaps have been damaged or diverted as there is no longer water getting into the cold tap of my bath and it could possibly be related to these works.
5. The months of construction seem to have caused a huge impact on my property (cracked ceiling and damaged flat roof which I believe is from the builders running around my flat roof, I saw that the side wall in between the two properties was cracked and damaged before it was plastered over, plaster was put on my front window and in my back garden, broken front manhole cover, wires ripped up and not reattached...). I believe this damage was caused by the works.

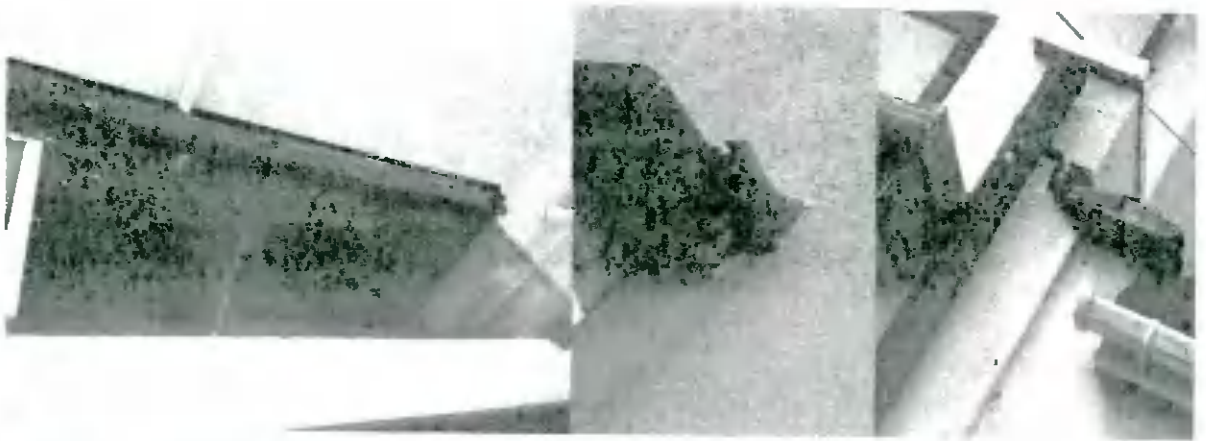
6. No.7 did not build according to their plans and I was never informed of their plans before work commenced. The initial applicant has already been issued with an enforcement notice pursuant to section 154 of the planning and development act 2000 (as amended).
7. My bedroom and kitchen windows and garden are significantly more blocked of light than before and clothes won't dry easily, the grass stays wet for a long time, the house and the garden are constantly very dark, cold and wet. Is there a law in relation to planning and the right to light please?
8. The original planning permission application did not show the windows on the adjoining house (No.9) that they would be blocking and as such the original application did not contain all the necessary information to make an informed judgement in my opinion.
9. The partition wall seems to have been built upon I believe. Separation distances between No. 7's property and the neighbouring property No.9 seem to have been compromised meaning we now have issues with light and overshadowing.
10. Balcony with no railing beside my flat roof: The residents of No.7 would have direct access to my roof and would be able to run along my flat roof between the front and back garden. Having a balcony overlooking my front garden is intimidating and it is aesthetically not in keeping with the street also. Also, it has no protective railings and they had no planning permission for this.
11. They have built an astroturf at the back and a basketball court at the front. I don't think there was any planning permission sought or survey on drainage or neighbourhood impact. Your office requested they remove the 100W floodlights and they didn't. They lowered them but left the high poles so they can raise them again if they want to.
12. They appear to have changed from a dormer bungalow to a two story house I believe and I read that perhaps they shouldn't have been allowed to completely redo such a huge proportion of the original structure of the house.
13. There is some sort of an exhaust feeding out towards my house's bedroom window.
14. Completed works in the rear of the property also significantly exceeded the exempted development provisions previously relied upon in SD16B/0230. The extension out the back has my garden with a huge wall very very high up so that we feel like we're living in a prison with high walls out our back garden.

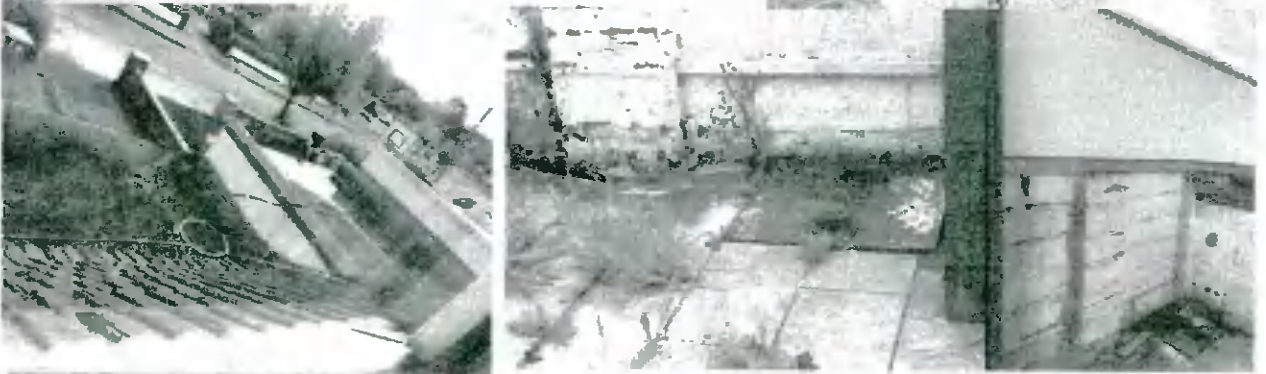
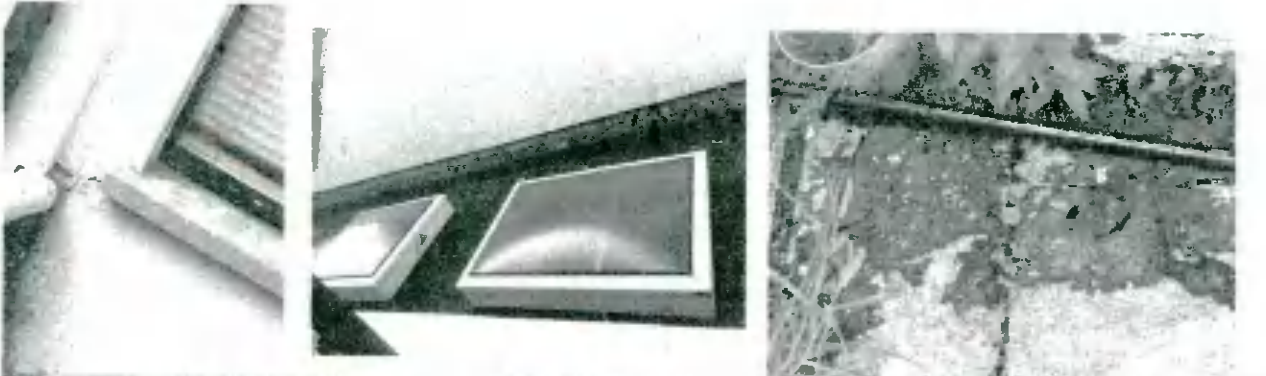
Regards,



Priscilla Ni Cheallaigh/Potel







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

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

**Priscilla Ni Cheallaigh Potel
9, Mountdown Park
Dublin 12**

Date: 19-May-2022

Dear Sir/Madam,

Register Ref: SD22B/0159
Development: Retention of alterations to dwelling including single storey pitched roof extension to the rear; dormer attic extension to the front and rear roof; single storey extension to the front and internal changes to the layout and associated site works.
Location: 7, Mountdown Park, Dublin 12
Applicant: Billy Sheehan
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.

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**