

2 Bettysfort Terrace,  
Monastery Road,  
Clondalkin,  
Dublin 22

18<sup>th</sup> May 2022

SDCC Planning Department,  
Civic Offices,  
Tallaght,  
Dublin 24

Planning reference: SD22A/0107

Location: 6 Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22

Proposed development: 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,

We would like to formally lodge an objection to the above proposed development.

1. The proposed development is a substantive change of use from residential to commercial use that has not been granted planning permission. The applicant's use of retention is inappropriate and contravenes the planning permission process, with the submission seeking to retroactively permit a number of material changes to the rear garden of number 6 that have not been approved through the proper planning permission channels.
2. The change of use from residential to commercial is an intensification of land-use to the rear of Bettysford Terrace. The alteration of grass-cover garden to a hard landscaped overflow carpark is in direct conflict with the SDCC Draft Development Plan's acknowledgement of the rich biodiversity supported by private gardens in the local area and contrary to SDCC's commitments to EU, International, and National biodiversity strategies and policies (Policy NCBH2: Biodiversity).
3. This intensification of use is inappropriate, given the residential character of the terrace of houses, but also unnecessary, as the applicant sought and was granted permission for a 29-space car park in the adjoining Lexington House Nursing Home. The purchase of adjoining residential properties and consolidation/extension of the Nursing Home's commercial land use is a worrying precedent that is contrary to SDCC's commitment to quality design, healthy placemaking, and sustainable neighbourhoods.

We strongly object to the applicant's unauthorised change of use on the site and the attempt to circumvent the planning process through this retention application.

Le meas,  
Liam Mac Laughlin.

**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)**

**Liam Mac Laughlin  
2, Bettysfort Terrace  
Monastery Road  
Clondalkin  
Dublin 22**

**Date: 19-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, Bettysfort 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