

To Planning Department  
South Dublin Co. Co.  
County Hall Tallaght,  
Dublin 24, D24 A3XC

31 May 2022

Brian Cleary & Lorraine Madden  
13 Loreto Terrace  
Rathfarnham  
Dublin 14  
D14 V050

**Planning Reference No:** SD22A/0126

**Location:** Lands at the junction of Grange Road, Nutgrove Avenue and Loreto Terrace, Rathfarnham, Dublin 14

**Applicant:** First Sep Homes Ltd.

**Proposed Development:** Modifications to previously granted SD18A/0053 consisting of external and internal alterations (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating total, i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 one bed; 23 two-bed (38 units) from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, drainage

To whom it may concern

We wish to submit an observation in objection to the above planning application (SD22A/0126)

In accordance with Articles 29 and 168 of the Planning & Development Regulations, please note:

- Attached receipt for the sum of €20 (being the prescribed fee in this instance)
- This submission is being made within the 5 week period from which the application was made to South Dublin Council
- Any correspondence in respect of this application should be sent to us at the address indicated above.

We wish to set out the full grounds of our concerns hereunder:

A.

The application drawings indicate a proposed increase in parapet height fronting onto Loreto Terrace (and indicate reference SD18A/0053) of +59.85M to a proposed level of +60.282M). We also note and contest that the previously granted reference SD18A/0053 is +59.85M and not +60.361M as implied on the proposed south-west elevation which fronts

We are also concerned that this proposed increase in height has not been described on the site notice nor hatched

Previous planning grant issued by An Bord Pleanála (Reg ref: SD18A/0053) Condition 8 stipulates that

*'No additional development shall take place at roof level including any lift motor enclosures, air handling equipment further grant of planning permission.'*

This matter is of significant concern to us especially as owners of the property directly opposite (a dormer bungalow Dublin 14). What we already consider to be an overly heavy block-type design of the three storey apartment development at both bedroom & living levels.

This is also in the context of what is an existing quiet residential narrow road predominately comprising 4no. dormer overlooking of all bedrooms and living space accommodation to the front of numbers 13-15 Loreto Terrace.

**B.**

We are concerned that the SD22A/0126 proposal seeks a very significant increase in gross floor area of an addition adding on an additional quarter of the previously granted gross floor area. The site is already clearly very limited in

**C.**

The increase in floor area would appear to be sought in order to alter the previously granted unit mix and increase (comprising 6no. studio, 9no. 1 bed & 23no 2 bed). We note that the previously granted permission (Reg ref: SD11 & community living. We submit that the proposed introduction of 6no. studios plus an additional 7no. 1 bed apart of rooted and sustainable family and community growth. We would also be concerned that this type of mix represents a hollow scenario of spiralling rents for occupiers.

**D.**

We are concerned about the apparent depletion in the standard of external finishes through the process of substituting glazed doors and windows to proposed uPvc glazed doors and windows as described in SD22A/0126; previously granted

**E.**

We are concerned at conflicting site dimensional information indicated on the proposed drawings and currently shown for houses 13-15 Loreto Terrace and the proposed development.

Whereas, the previously granted SD18A/0053 drawings indicated dimensions perpendicular to the group of houses submitted 'As Granted Site Plan'. These perpendicular distances remain our point of reference for checking subsequent

We trust that you will consider the above concerns in our favour.

Yours faithfully,

Brian Cleary & Lorraine Madden

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**Brian**

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
Telephone: 01 4149000 Fax: 01 4149104

Email: [Planningdept@sdublincoco.ie](mailto:Planningdept@sdublincoco.ie)

**Brian Cleary & Lorraine Madden**  
13, Loreto Terrace  
Rathfarnham  
Dublin 14

Date: 31-May-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0126

**Development:** Modifications to previously granted SD18A/0053 consisting of external and internal alterations to previously granted development of 2 three-storey buildings (linked at first and second floor levels), increase in area to (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating 38 apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 units in total. i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 one-bed; 23 two-bed (38 units); no additional floor is proposed, building remains at 3 storeys in height. Increase in the number of car parking spaces from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, drainage, landscaping or site development works as granted under Reg. Ref. SD18A/0053.

**Location:** Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin, 14.

**Applicant:** First Step Homes Ltd.

**Application Type:** Permission

**Date Rec'd:** 28-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.sdublincoco.ie](http://www.sdublincoco.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.sdublincoco.ie](http://www.sdublincoco.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**