

Department of Planning and Development
South Dublin County Council
County Hall
Dublin 24.

02-06-2022

Re: Planning Application SD22A/0136, by Mr John Lyons to the proposed development at No. 51
Grange Park, site bounded by St Patrick's Cottages, Whitechurch Road and Grange Park,
Rathfarnham, Dublin 14.

To Whom It May Concern,

I refer to the planning application by Mr John Lyons in relation to the above proposed development to number 51 Grange Park, Rathfarnham, Dublin 14.

I wish to object to this development on the following grounds:

1. The effect of the proposed development would be detrimental to the character of this settled residential area of two storey residences in Saint Patrick's Cottages, Tara Hill and Grange Park respectively. There appears to be no attempt to blend these new proposed dwellings into the existing neighbourhood.
2. Due to the location, height and size, the proposed development would have a significant overbearing impact on the adjoining property and Saint Patrick's Cottages.
3. The proposed development would seriously injure the amenity of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
4. The back to front development, with a new proposed driveway access to the main house, along with three additional driveway accesses to car ports to proposed new builds from Saint Patrick's Cottages are imposing on and removing a clear footpath for residents. There are large numbers of school children who use the footpath to cut through to and from the local schools of Loreto National School, Saint Mary's Boys School, Beaufort High School, Gaelcholáiste An Phiarsaigh and Silveracre Crèche.
5. The proposed driveways are a danger to the already built up 'commuter shortcut' and without doubt will add to the severe traffic congestion already suffered by the residents. The proposed development would endanger public safety.
6. Proposed carports only allow space for one vehicle per 3-bedroom house. Insufficient parking has been provided for the proposed development. There is not an option for on street parking, taking into consideration where the

Mary Walsh.

38. Saint Patrick's Cottages

Rathfarnham
Dublin 14. END USE, PLANNING
TRANSPORTATION DEPT.
09 JUN 2022

- entrances are proposed. Thus, the proposed development would endanger public safety, by reason of obstruction of road (and path) users and would be contrary to the proper planning and sustainable development of the area.
7. The proposed development would set an undesirable precedent for other similar developments which would in themselves be harmful to the residential and visual amenities of the area.
 8. Due to the height / mass /bulk and its sheer physical proximity to properties to the north and west the proposed development would be visually overbearing and oppressive.
 9. I see no reason to propose access from Saint Patrick's Cottages boundary. There is ample green space in front of the existing two driveways on the Whitechurch Road which could easily be factored in to use in a redesigned two storey residential plan that would be a sustainable development of the area, by removing the overgrown Leyland Cypress trees. There would be no need to disturb or modify a neighbouring estate (Saint Patrick's Cottages and Tara Hill) by re-using these derelict but functional entrances.

I urge South Dublin County Council to reconsider the impact a development of this size would have on my home and neighbourhood. This type of development is simply not sustainable or in keeping with the developments of the area. There is ample ground and access available to No 51 from Whitechurch Road.

By using the space and existing driveways available, there would not be an impact on Saint Patrick's Cottages boundary, leaving the Griselinia hedging, while providing privacy, keeping the estates separate and not injuring or modifying the settled neighbourhood of Saint Patrick's Cottages.

While CMK Hort + Arb Ltd. do not consider the loss of vegetation significant, by removing the Griselinia hedge, I do not agree with their statement that it can be more than adequately mitigated by new tree and shrub planting. There is no space to allow for this with proposed car port accesses and driveway access. Street trees, or boundary hedging in this instance is extremely important as it is a living asset to the area. It is part of the Green Infrastructure.

I enclose a €20 cheque in respect to this objection,

Yours Sincerely,


Mary Walsh

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

Email: Planningdept@sdublincoco.ie

Mary Walsh
38 ST. PATRICKS COTTAGES
RATHFARNHAM
DUBLIN 14

Date: 09-Jun-2022

Dear Sir/Madam,

Register Ref: SD22A/0136
Development: 3 new two and a half storey houses with vehicular access to each off St. Patrick's Cottages and a single storey extension and alterations to No. 51 Grange Park including a new vehicular entrance off St. Patricks Cottages; sundry site works including closing up the two existing vehicular entrances off Whitechurch Road, landscaping, fencing and site works.
Location: Site bounded by St Patrick's Cottages, Whitechurch Road & Grange Park, Rathfarnham, Dublin 14
Applicant: John Lyons
Application Type: Permission
Date Rec'd: 06-May-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.

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, 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