

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

Emlyn Hughes  
39A Saint Patrick's Cottages  
Rathfarnham  
Dublin 14.  
7<sup>th</sup> June 2022.

Ref: Planning Application SD22A/0136

Location: 51 Grange Park, Rathfarnham, Dublin 14.

To Whom It May Concern,

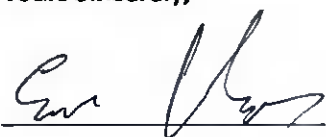
I refer to the above planning application and wish to make the following objections to the proposed development.

1. The effect of the proposed development would be unfavourable to the character of the two storey homes in Saint Patrick's Cottages, Tara Hill and Grange Park respectively.
2. There seems to be no attempt to merge this new proposed development into the existing neighbourhood.
3. Due to the location, floor plan, height and size, the proposed development would have a significant overbearing impact on my view.
4. The driveway access as per planning raises a serious concern on grounds of health and safety to road users.
5. Insufficient parking has been provided. Parking on the street is not possible due to the location and would endanger the safety of path and road users.
6. The construction of this proposed development would set an undesirable model for other similar developments within my neighbourhood.
7. Construction traffic to the proposed development would block and disturb my home, parking and amenities. It would cause havoc to the traffic congestion already experienced by myself, my family and my neighbours.
8. Noise pollution would be unbearable.
9. There is sufficient green space available to allow access to driveways from the Whitechurch Road, where two unused driveways exist. Thus, there is no reason to disturb or modify the boundary of Saint Patrick's Cottages.

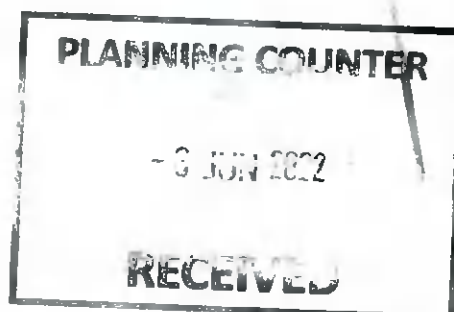
I ask South Dublin County Council to look closely at the impact this proposed development would have on Saint Patrick's Cottages. This large scale 'back garden' development is simply not sustainable or in keeping with the locality and will destroy the character of the settled and established residences in the area.

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

Yours Sincerely,



Emlyn Hughes.



**Emlyn Hughes**  
**39A, St. Patrick's 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 Pleanala 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**