

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

05-06-2022

Residents' of Saint Patrick's Cottages
and Tara Hill, Rathfarnham, Dublin 14.

C/o NIAL DE BURCA
19 IOSTAIN PADRAIG (195ST PATRICK'S
RATH FARNHAM) EDWARDS
085 141 7338
24 HOUSEHOLDS OBJECTING

Re: Planning Application S022A/0136 - proposed development at No. 51 Grange Park, site bounded by Saint Patrick's Cottages, Whitechurch Road and Grange Park, Rathfarnham, Dublin 14.

Dear Sir / Madam,

We, the undersigned residents of Saint Patrick's Cottages and Tara Hill, refer to the planning application in relation to the above proposed development to number 51 Grange Park, Rathfarnham, Dublin 14.

We wish to object to this development on the following reasons:

1. The effect of the proposed development would destroy the character of our settled residential area of Saint Patrick's Cottages and Tara Hill.
2. The 2.5 storey proposed garden development is not in keeping with the 2 storey homes in our community.
3. There seems to be no effort to blend or design a new development that is in keeping with the residences in our community.
4. Due to the location, the proposed development would have a significant overbearing impact on Saint Patrick's Cottages and Tara Hill.
5. The back to front development is imposing on our area and would change the visual structure of our area in an extremely negative way.
6. We are apprehensive that the proposed development will cause serious concerns on grounds of health and safety regarding the locations of the four proposed entrances on Saint Patrick's Cottages boundary, removing a clear accessible footpath for our residents.
7. We feel that the proposed driveways would endanger public safety to the already built up 'commuter shortcut' and will add to the severe traffic congestion that we already endure on a daily basis.
8. We feel that insufficient parking has been provided for the proposed development. There is not an option for on street parking, taking into consideration where the entrances are proposed. The proposed development would endanger public safety by reason of obstruction of road.
9. We feel that proposed development would set an undesirable precedent for other similar developments which would in themselves be harmful to our community. We would not like to see our community being turned into a 'back garden concrete jungle'.
10. We see no reason to disturb or modify the entrance to Saint Patricks Cottages and Tara Hill to facilitate proposed building works to Grange Park.
11. As residents, we feel that this 'back to front' development will destroy our community and set an undesirable model to potential future developments.

12. We feel that noise pollution would be intolerable as a number of residents are employed in shift work positions and therefore would be unable to sleep during day time hours.
13. We are concerned that the volume of construction traffic would block and endanger our road safety. We feel that construction workers would park and obstruct our homes as there is limited parking for residents already.

We appeal to South Dublin County Council to reconsider the impact a development of this scale would have on our community. 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 and we urge South Dublin County Council to look at this closely.

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

Yours Sincerely,

<u>Ronan Carey</u>	32. St. Patrick's Cottage.
<u>Rita Flanagan</u>	083 193361 Carey081@gmail.com.
<u>Colleen Byrne</u>	01-4935678. 20 ST PATRICK'S COTTAGES
<u>Mary O'Keefe</u>	085 7789 813 21 ST PATRICK'S COTTAGES
<u>Dermot Dunton</u>	087-6472838 30 ST PATRICK'S COTTAGES
<u>Yanming Zhao</u>	086 8393224.
<u>Jada Boland</u>	087-6611014 22 ST PATRICK'S COTTAGES
<u>Kenneth Garth</u>	0852424748 34 ST PATRICK'S COTTAGES
<u>S. J. J.</u>	087 9819480 18 ST PATRICK'S COTTAGES
<u>Margaret O'Connell</u>	087 266 7070 16 ST PATRICK'S COTTAGES
<u>Loli Berji</u>	087 9903204 37 St. Patrick's Cottages D.14
<u>Nuala De Burca</u>	086 3795102 (17 St. Patrick's)
<u>Rony Romanello</u>	085417838 19 IOSTAN PARRACH.
<u>Andres Hood Pina</u>	0852426600
<u>Gary Hynes</u>	08442684463
<u>Paul Kiernan</u>	St. Patrick's Cottages
	037 9146351

Robert Squire Tara Hill Crescent.
Emma Handy St. Patrick's Cottages
Ante Spidaru 2 TARA HILL GROVE
Audrey Keyes 5 Tara Hill Grove D14
Catherine Keyes 5 Tara Hill Grove D14.
John Keyes 5 TARA HILL GROVE D14
Marie Keyes 5 TARA HILL GROVE D14
Gerard Kolos 5 TARA HILL GROVE
Stephen Reynolds 6 Tara Hill Grove
Sinead Fox 6 Tara Hill Grove
Dylan Fox Principal 6 Tara Hill Grove.
Dr. ATILA SUJESI 10A TARA HILL GROVE D14
CHRISTIE MARR 36 ST. PATRICKS COTTAGES
Carl Brennan + } ST. PATRICKS COTTAGES 0877694342
Ricardo Cappuccino }

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

Email: Planningdept@sdublincoco.ie

Residents of St Patricks Cottages & Tara Hill
C/o Niall De Burca
19, Iostain Padraig
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.

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**