

5 June 2022

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

8 June 2022

RE: Planning Application SD22A/0136 at No. 51 Grange Park.

I wish to object to this development of the following grounds.

1. The intention to create driveways from the back of the proposed houses to lead out onto St. Patrick's Cottages.
 - a. This will create increased traffic congestion and in doing so threatens the safety of footpath and road users.
 - b. The removal of a section of pathway to put four driveways in in close proximity increases the risk to pedestrians particularly and as Tara Hill/St. Patrick's Cottages is a popular cut through for school children, cyclists and vehicles to access Grange Road it will be a dangerous corner, particularly during school drop off/pick up times, particularly in winter.
 - c. The back-to-front development is anti-social and anti-community and offensive. No-one wants to look at the 'back door/service access' of another's house. The idea that the back of these houses will front St. Patrick's Cottages is unacceptable.
 - d. The lost of vegetation by removing the Griselinia hedge and mature trees will increase noise and air pollution and have a detrimental visual impact that will affect Tara Hill and St Patrick's Cottages residents psychologically and emotionally. There is a set of friendly foxes and birds living under the hedge and in the trees. They will lose their habitat and we will lose privacy afforded by the hedging.
 - e. A shortage of on-street parking exists in our neighbourhood. Four new households, limited to a carport for 3 of the 4 houses is not feasible in the area proposed.
 - f. The proposed development would set an undesirable precedent for similar developments on St Patrick's Cottages. This area is already very tightly built up. Any more housing would make life intolerable for existing residents.
 - g. There is sufficient access and parking to allow access to driveways from Whitechurch Road where the original and currently unused driveways exist. There is no reason to disturb or modify the boundary of St Patrick's Cottages.

I urge South Dublin County Council to consider the impact the proposed development will have on me, my family, my neighbours and the wider neighbourhood. It will be physically, psychologically and emotionally damaging to our sense of home and well being. It will be injurious to the Green infrastructure of my neighbourhood and to the animals and birds that share this space. CMK Hort + Arb Ltd. cannot mitigate the damage caused by removing the Griselinia hedge and trees with new planting. There simply is no room to allow for this with the proposed car ports and driveway access.

Please consider carefully the details of the plan and consider a modification that will remove the negative impact to St. Patrick's Cottages.

Please find attached the receipt in respect of my formal objection.

Jackie Gray
19 St Patrick's Cottages
Dublin 14
D14E8P2
0851482953

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

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Jackie Gray
19 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**