

Liam O'Hagan  
49 Grange Park  
Rathfarnham  
Dublin 14  
D14WK61

## **PLANNING OBJECTION**

Objection to Planning Application SD22A/0136

Dear Sir/Madam

I live in 49 Grange Park which is the property adjoining the proposed development at 51 Grange Park in the planning application SD22A/0136.

I wish to lodge the following objections to this application.

The proposed development would be visually dominant when viewed from my property.

The proximity of the proposed extension on to the existing no 51 house to our dwelling and garden and the proximity and height of the proposed new dwellings to our dwelling and garden would be very oppressive and would significantly impact our privacy and amenity.

It appears from the drawings that the carport nearest our property is at the road level which is raised with respect to our property. The raised nature of the car port is intrusive and would overlook our private garden impacting our privacy.

The roof height of the proposed dwellings is considerably greater than surrounding properties and is significantly out of character with the existing properties.

The style and scale of the proposed dwellings are not in keeping with either the St Patricks' Cottages dwellings or the Grange Park dwellings.

I have safety concerns in relation to the proposed mounting of a new 1.8m fence on the garden wall which is quite old and may not support the mounting of the proposed fence. Any failure could result in serious injury to my child who regularly plays in the garden.

I have health and safety concerns in relation to the existing shed on the grounds of no 51. The rear wall of the shed (which forms a boundary wall with our garden) is old and bulging and any nearby works may cause it to fail, causing damage to our property and potential injury to members of my family. In addition, I believe that the roof of the shed is made of asbestos which could cause a significant health hazard should the shed wall fail as a result of any works.

For the above reasons I request that you deny permission for this application.

Yours sincerely

Liam O'Hagan  
49 Grange Park

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Liam O'Hagan  
49, Grange Park  
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.sdblincoco.ie](http://www.sdblincoco.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.sdblincoco.ie](http://www.sdblincoco.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