

12 Tara Hill Grove  
Rathfarnham  
Dublin 14

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

5<sup>th</sup> June 2022

**Re: Planning Application SD22A/0136 – 51 Grange Park – John Lyons**

To whom it may concern,

We refer to the above numbered planning application in relation to the proposed development to 51 Grange Park, Rathfarnham, Dublin 14

We wish to object for the following reasons:

- **Height/Size.** The height of the 3 proposed new houses is totally out of proportion and not in keeping with the current residences on St Patrick's Cottages and Tara Hill Grove. These proposed new dwellings are not in keeping with the area, would be visually jarring, very imposing and would have a significant impact on the neighbouring property owners' enjoyment of their property.
- **Entrances / Traffic / Parking.** The proposed development creates four new vehicular entrances to Tara Hill/St Patrick's Cottages – the original house/site is accessed by Grange Park/Whitechurch Road.
  - There are existing vehicular entrances on the Whitechurch Road.
  - The proposed entrances are very close to an existing junction.
  - This road is already used as a "short cut" from the Whitechurch Road to the Grange Road and is already dangerously busy at times when many school children are walking/cycling to and from the many schools/creches in the area.
  - There is an existing small road almost directly opposite the proposed houses. The addition of further vehicular entrances and parked cars to this busy junction is dangerous.
  - There is a height difference between Grange Park and St Patrick's Cottages.
  - There is already a substantial lack of parking for local residents. The proposed development provides for one off-street parking spot for 3-bedroom houses. This is likely to cause significant requirement for on-street parking, and an inconvenience and danger to both existing and potential new residents

- The likelihood of additional parked cars beside/between these entrances will further increase the danger at the junction. Drivers exiting the properties will be unsighted due to the hill as well as the parked cars.
- **Footpath.** These new entrances would require the removal of an existing footpath. This is unnecessary.
- **Hedges.** The proposed development requires the removal of an existing well-maintained hedge. Proposed hedging between entrances to compensate is totally inadequate and unrealistic.
- **Gardens of the new houses.** Proposed Elevation Drawings from Grange Park and Whitechurch Road are unrealistic. If these "back" gardens are going to provide use/enjoyment to their potential owners, they will not be content to be overlooked by passers-by on Grange Park/Whitechurch Road. This would lead to mixed and untidy boundaries with Grange Park.
- There are already existing driveways and pedestrian entrances to Whitechurch Road and Grange Park. The proposed development is to 51 Grange Park. However, in effect it is turning its back on Grange Park, to the detriment of Grange Park, whilst causing a significant negative impact on the neighbouring estate and residents of St Patrick's Cottage/Tara Hill in terms of danger, traffic and substantial visual impact. There is no need to modify/affect this established neighbourhood.
- **Drainage.** The neighbouring property has previously had a planning application denied, in relation to proximity to a mains pipe. Does this issue also apply to this proposed development, or has this issue been addressed in the plans?

We believe that the proposed development is over-reaching, over-ambitious, potentially dangerous and would have a substantial negative impact on the neighbouring properties of Tara Hill and St Patrick's Cottages. We believe it is contrary to proper planning and sustainable development of the area. Thank you for considering the points we have raised.

Yours faithfully,



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Robert Hilliard & Denise Thorp

P.S. €20 Receipt attached

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

**Robert Hilliard & Denise Thorp**  
12, Tara Hill Grove  
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](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**