

Ms Lema Lo
26 Browns Barn Wood
Kingswood Cross
Dublin 22
D22 RY24

South Dublin County Council
Planning Submissions

22 June 2022

Planning Objection SD22A/0150

Dear Sir/Madam,

I wish to object to the planning retention and development application SD22A/0150.

Observation:

The "proposed" truck wash structure has already been installed circa November 2020 and is subject to planning enforcement investigation and further action by the site inspector ref S8828.

Many of the boundary trees as identified in the site map (Img 1) were felled by the truck wash site owners in November 2020 and again in September 2021 without the authorisation of all the interested parties - Browns Barn Wood Management Company and South Dublin County Council (as I have been informed the trees are in the charge of the council) (Img 4). This matter was referred to South Dublin County Council at the time. The removal of these trees caused significant stress to residents.

The fencing outlined in the site map stops short of the full length of the boundary and is insufficient in height (Img 5).

Location:

The "proposed" new wash structure has been installed directly adjacent to the boundary of my residential estate. Browns Barn Wood. This residential estate is home to many families with young children who love playing outdoors. The wash structure has been installed beside a communal green area of which is an important outdoor amenity for residents and children to enjoy (Img 2).

Additionally, trucks using the wash drive very close to the boundary (Img 3).

There is a metal barrier approximately two thirds along the boundary that was recently installed by the site owners. however this is not sufficient as it stops short of the full length of the boundary and is not tall enough (Img 5).

Another very important matter to consider is the safety of the children and pets using the communal area. Some children and pets have been able to climb through /under the railings and gain access to the truck wash which is very dangerous.

Due to the insufficient barrier and the close proximity to the housing estate, the truck wash activities are creating a noise nuisance adding to the already significant noise pollution residents experience from the N7.

More worryingly there are fuel and exhaust fumes spreading to the communal area

Overlooking:

There is an insufficient barrier between the estate and truck wash, only a railings. The Owners Management Company planted some small hedging along a portion of the railings and some plastic tarp to create some privacy but this falls significantly short of rectifying the problem and is only temporary (Img 6 & 8).

There is a significant loss of privacy for residents since the removal of the boundary trees. There are several homes overlooking the site.

My house is overlooking the truck wash. The proposed truck wash structure and removal of the boundary trees has severely diminished the view from my home from all three storeys including my 2 front balconies that I can no longer enjoy as I once did. In winter, the view is significantly worse due to lack of foliage and I'm of the opinion this proposed truck wash structure and proposed new road layout has had an negative impact on the market value of my home (Img 7 & 9).

Please consider these observations and my objection to the request for planning permission.

Yours sincerely,



Lema Lo

Encl: 9 images. 1 receipt.





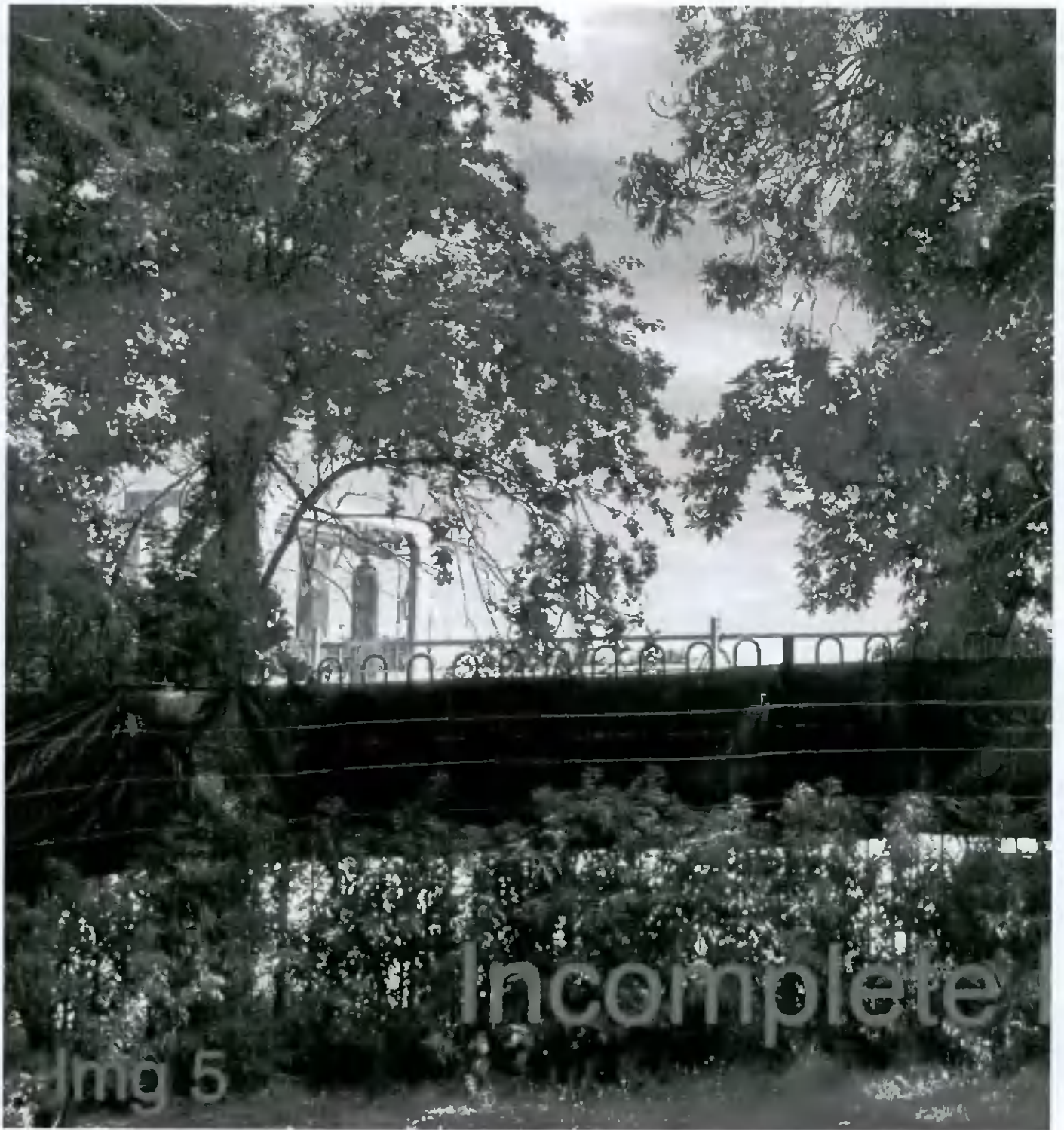


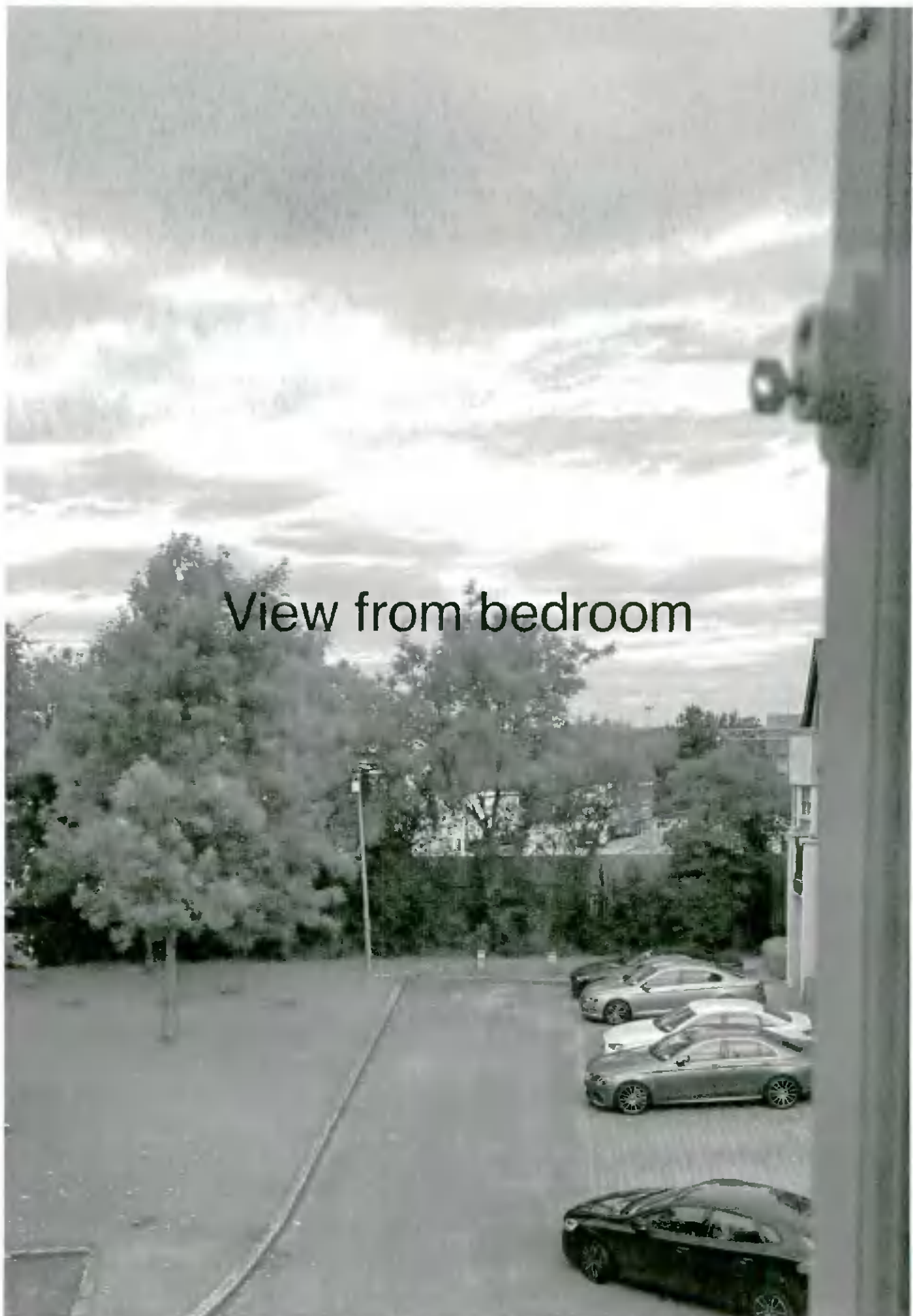
Shared communal green





Temporary plastic tarp

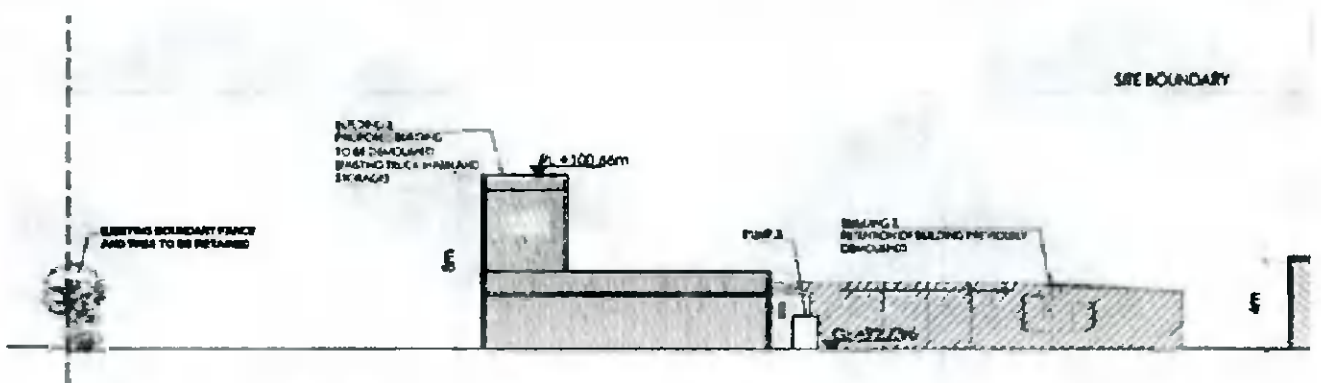




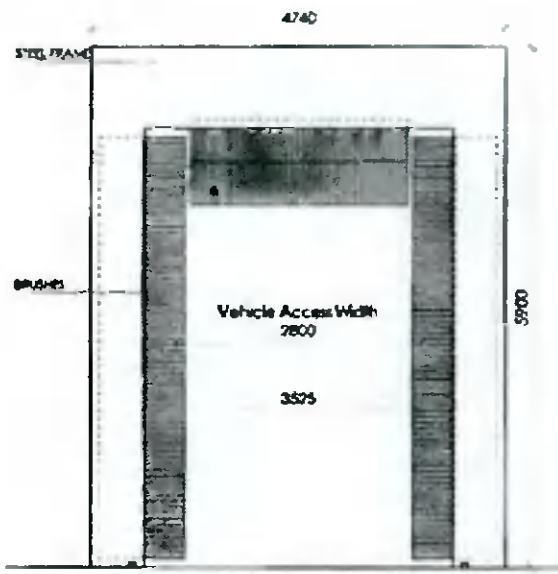
img 3

new truck wash structure w
close to rail





PROPOSED CONTIGUOUS ELEVATION A-A
1:200



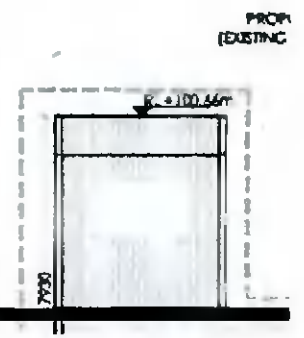
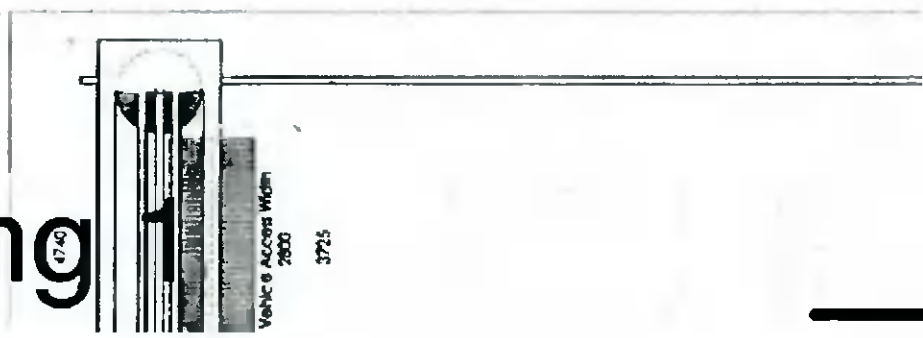
PROPOSED FRONT ELEVATION - TRUCK WASH
SCALE 1:50



PROPOSED SIDE ELEVATION - TRUCK WASH
SCALE 1:50



PROPOSED FRONT ELEVATION - EXISTING BUILDING
SCALE 1:100



Img

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

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

**Ms Lema Lo
26, Browns Barn Wood
Kingswood Cross
Dublin 22
D22 RY24**

Date: 22-Jun-2022

Dear Sir/Madam,

Register Ref: SD22A/0150

Development: Relocation of 3 fuel pumps and the reconfiguration of permitted fuel islands from 1 long fuel island and 1 small fuel island to now provide for 3 small fuel islands, demolition/removal of single storey building along southern boundary and 1 new truck wash to south-western boundary of site; Planning permission is sought to remove 1 existing truck wash along the western boundary, demolition/removal of existing storage building to the western boundary and alterations to internal road layout to include directional arrows.

Location: Lands at Kingswood Truck Wash, Old Naas Road, Kingswood Cross, Dublin 22

Applicant: Bradawl Limited

Application Type: Permission and Retention

Date Rec'd: 24-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. Crowley
for Senior Planner