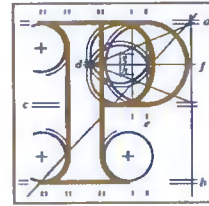


Our Case Number: ABP-313828-22

Planning Authority Reference Number: SD21A/0271



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

24 JUN 2022

South Dublin County Council

Date: 23 June 2022

Re: Demolition of existing building and construction of 5 storey over partial basement mixed use development comprising gastro pub/restaurant with off-licence, 2 retail units, 50 apartments, parking and associated site development works.
Lands at the Silver Granite pub, Palmerstown, Dublin 20

Dear Sir / Madam,

Enclosed is a copy of 4 appeals and a request for an oral hearing under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

Teil (01) 858 8100
Glaó Áitiúil 1890 275 175
Facs (01) 872 2684
Láithreán Gréasáin www.pleanala.ie
Ríomhphost bord@pleanala.ie

Tel (01) 858 8100
LoCall 1890 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-313828-22) the request at 1 on page 1 of this letter has been forwarded.

Signed: _____

Print: (_____)

Date: _____

Yours faithfully,

PP Daniel O'Connor

Liam Halpin

Direct Line: 01-8737280

BP07

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.
16/6/2022
Dermot Keogh
11 Oakcourt Grove
Palmerstown
Dublin 20.

AN BORD PLEANÁLA	
LDG-	<u>04696-22</u>
ABP-	
17 JUN 2022	
Fee: €	<u>220</u> Type: <u>ceand</u>
Time:	<u>10.33</u> By: <u>hand</u>

Re: PLANNING APPLICATION REFERENCE : SD21A/0271

Dear Sir/Madam,

I would like to appeal the decision by South Dublin County Council to Grant Permission to Hollyville Investments Ltd. Development of the exiting building on site and the construction of a 5 story over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on upper floors, all provided with private balconies /terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including to existing pedestrian crossing on Kennelsfort Road Upper ; and all associated engineering and site works necessary to facilitate the development on lands at silver granite pub, junction of kennelsfort Road Upper and Weatfield Road, and at the silver granite car park adjoining palmerstown shopping centre car park (accessed from kennelsfort road upper via palmerstown park)

Location Lands at the Silver Granite pub ,Palmerstown, Dublin 20 .

Decision Order Number 0658

Register Reference: SD21A/0271

My home is less than 5 metres from the proposed development . this 5 storey mixed development will tower high above my home and my back garden . People living in the apartments , will be able to overlook my property and back gardens from their balconies/terraces/roof gardens, thereby invading my privacy and the privacy of my neighbours and other residents .

The Demolition of the silver granite pub will lead to a disturbance of our lives and lifestyle; the impact of demolition – noise, dust, dirt, sewerage, drainage, will lead to damage to our homes and property? The excavations of the basement- will this lead to damage to ground near my home, the laneway and surrounding walls? Will this lead to loss of services i.e. Water, Electricity. or lead to floods?

A LANE from Wheatfield road extends in parallel to the back of my garden . Due to anti-social behaviour at night , groups of people drinking , stolen cars being burned out ,fire brigade been called to put flames of burning cars out . a barrier was put up to stop people and stolen cars coming down this lane. I Enclosed photos to illustrate this to south Dublin county council .

ADDITIONAL INFORMATION had to sought from Hollyville investments LTD.

This lane is now going to be use as part of this development to services

GOODS IN to Gastropub , Bar/off license, Pharmacy , Spar .

Deliveries of beer kegs,

Deliveries to off license,

Deliveries to Pharmacy,

Deliveries food supplies to Spar .

Delivery LARGE TRUCK 10 – 12 metres 18tons capacity

Will be a constance flow of traffic delivering to this site using this lane at the back of my home .

LARGE REFUSE VEHICLE 10-12 Metres 18tons capacity

50 apartments maybe more than a 100 people living here would generate a lot of RUBBISH .

This will add to more collections of refuse . **Will this area be maintain and cleaned !!!**

This LANE will now become busy with traffic flow of large truck vehicles entering and exiting the set down area .

I have safety concerns for public walking pass the junction at Wheatfield Road and this Lane .

ON the drawing number

NRB-RFI-002 AUTOTRACKS OF LARGE REFUSE VEHICLE AT THE PROPOSE DEVELOPMENT .

This drawing shows a large refuse vehicle driving into lane for collection of refuse and reversing into another lane at the back of the houses of Wheatfield Road . And then Driving out of the lane and turning left onto Wheatfield Road .

During these manoeuvring with trucks reversing in these lanes will this lead to danger of public safety and potential damage to walls of the residential property ?

OR will DELIVERY TRUCK DRIVERS IGNORE THIS AUTOTRACK PLAN AND SIMPLY REVERSE FROM WHEATFIELD ROAD DOWN THE LANE TO THE LOADING / SET –DOWN AREA .

On this drawing there are no safety features warning the public of traffic .

Pedestrians ,school children , cyclists will be passing this busy junction .

I have concerns regarding the communal roof garden ;

This can lead to parties,celebrations,events during the day and night during the week or weekends

Could this lead to anti-social behaviour with missiles being thrown from roof gardens .

Will this proposed development be constructed in compliance with the guidelines of the building regulations ?

Some developments had issues with **FIRE PREVENTION**

TRAFFIC CONCERNS

In recent years the traffic through the Kennelsfort road has increased phenomenally. During busy times .

Going from oakcourt estate to N4 from junction of N4 traffic is back up tp the top of kennelsfort road upper .

Going from oakcourt estate to clondalkin is also very busy .

If there is a traffic accident on the N4 or the M50 this leads to traffic congestion in both directions . This has happened on many occasions making it difficult to get home .

A new development in is currently under construction at the village in palmerstown with over 250 apartments being built .

A propose development in cherry orchard industrial estate of 144 apartments .

The silver granite pub – Hollyville investment Ltd of 50 apartments .

In less than 2 kilometres there will be a possible of over 444 apartments bring an increase number of cars and vans to the area and leading to congestion on the Kennelsfort road Upper .

The silver granite pub – hollyvillie investments Ltd is a commercial venture designed to bring maximum returns for investors . This is over development there is a Pharmacy and a super value in the palmerstown shopping centre .

THIS DEVELOPMENT HAS

- NO REGARD FOR PEOPLE LIVING IN THE AREA
- NO REGARD FOR TRAFFIC CONGESTION
- NO REGARD FOR THE SCHOOL LOCATION
- NO REGARD FOR THE IMPACT ON THE ENVIROMENT,

Kind regards

Dermot Keogh



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

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

**Dermot Keogh
11, Oakcourt Grove
Palmerstown
Dublin 20.**

Date: 08-Nov-2021

Dear Sir/Madam,

Register Ref: SD21A/0271
Development: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).
Location: Lands at the Silver Granite pub, Palmerstown, Dublin 20
Applicant: Hollyville Investments Ltd.
Application Type: Permission
Date Rec'd: 01-Oct-2021

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**