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6a Mount Carmel Park  
Firhouse  
Dublin 24

<b>AN BORD PLEANÁLA</b>	
LDG- _____	<u>055789-22</u>
ABP- _____	
13 JUL 2022	
Fee: € <u>20</u>	Type: <u>Cash</u>
Time: <u>15:19</u>	By: <u>hand</u>

Re: SHD Application TA06S.313777  
Firhouse Road

To whom it may concern,

I wish to object to the above proposed Strategic Housing Development.

This proposed development will have a detrimental and negative impact on the estate of Mount Carmel

Park and its residents and therefore the above application should be refused.

Mount Carmel Park is a small enclave made up of 32 houses and is a quiet residential area off the Firhouse

Road with any additional houses built over the last ten years constructed in keeping with the original houses and with respect to surrounding neighbours. I object to the construction of 3,4 and 5 storey apartments which is not in keeping with the current structure of all the houses which are 2 storey. The

proposed siting of the development, I feel is particularly ill-considered in that it will have adverse effects

in regard to Lighting Pollution, noise pollution to name but two for the residents of Mount Carmel Park

and the adjoining estates. The apartment design is out of keeping with the areas strong historic character. While design issues might be solved by conditions or revised proposals, these could not remedy the siting problem as it stands. As an alternative to this proposal, I would support the construction of a number of 2 story dwellings which would negate the overwhelming issue of overlooking

which arises from the proposed application for 3, 4 and 5 storey apartment blocks.

While I have mentioned briefly some of the main concerns I would like to detail my overall concerns as

follows:

#### Water Allocation:

Whilst the water allocation to the 32 houses of Mount Carmel Park is currently sufficient I feel the addition of the proposed 100 residential units, crèche, café, medical unit, barber shop and betting office

would have a knock on effect on the allocation of water to the current houses and would have serious

concerns around the sufficient water drainage and water piping arising from the proposed development.

#### Raw Sewerage:

The insufficient drainage located in front of the weir has been an issue for residents of the area for a number of years as due to the infrastructure raw sewerage leaks into this area of the park causing adverse environmental effects for the residents and those who frequent the park for recreational activities. The drainage system and the infrastructure is simply not fit to deal with the proposed 100

residential units, crèche, café, medical unit, barber shop and betting office. The residents are extremely

concerned that any and all sewerage introduced to this or other drainage would cause irreparable damage to the park landscape and also to not only the wildlife in the area but importantly could cause

illness to the children who currently play in said area.

#### Overlooking of Residents Homes:

The inclusion of 3,4 and 4 storey apartment blocks to the proposed development with balconies and roof

top gardens will overlook front gardens, side gardens not to mention directly into residents bedrooms

and sitting room given the close proximity of the development to their homes. This would be a true invasion of resident's privacy 24 hours a day.

#### Wildlife:

The residents of Mount Carmel Park, especially those of a young age including my own 3 children would

like to draw attention to the high number of wildlife species which are in close proximity to this development. I feel that the construction of the development would be detrimental to Bats, Badgers, Grey

Squirrels, Owls, rabbits and the avian species located in the area. We would also have high concern that

such construction would increase the rat population in the direction of our houses.

I cannot stress highly enough the importance of consideration of sensitivities in the area in relation to

residential development, the local history, wildlife, park recreation and the effects of all and any development on the current residents homes and lifestyle.

I hope you read this letter carefully and take into account all of my concerns regarding this development

and object to this planning application.

Yours faithfully,

  
Claire Groarke