

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Susan O'Grady

(b) Observer's postal address

12 Mount Carmel Park, D24N1W6

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal address

Click or tap here to enter text.

Postal address for letters

3. During the process to decide the application, we will post information and items to you **or** to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

TA06S.313777

- (b) **Name or description of proposed development**

Morton's Pub

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

2 Firhouse Road. Dublin 24

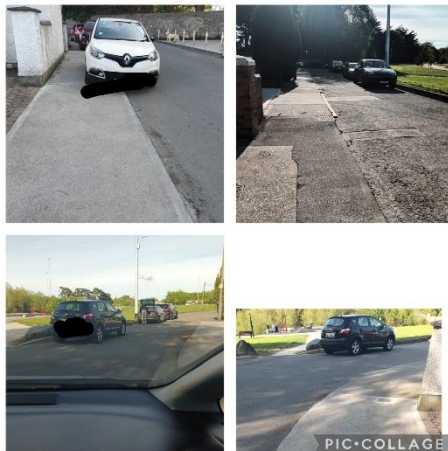
Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

1. Overlooking of current dwellings in Mount Carmel Park estate, completely dominating the estate and overshadowing several gardens and privacy which run adjacent to the current boundary wall.
2. Balconies – the noise pollution from these balconies as well as from the units themselves, and the noise from the proposed rooftop garden. The balcony design causes a potential danger as they hang directly over the footpath, endangering those who access the estate as a resident, users of the Greenway, including walkers, cyclists and the cars.
3. Car parking:



As per the planning, the developers are allowing for .63 spaces per unit. At a minimum for those who will be living there, it omits anyone with 2 cars per unit, anyone visiting the residents, those employed within the noted businesses, and the patrons that will utilise these services. As a small estate with a narrow access route, we have been experiencing parking issues for a very long time with visitors to the park. These vehicles can block important emergency vehicular access, refuse

5. Grounds

collections and at times, actually park blocking resident driveways. If this development proceeds at its current design, it means the overflow from the Bluemont Development will naturally spill into our estate, already under pressure from increased usage due to completed Greenway works. The immediate surrounding main road is all double yellow lined thus there is no where for these people to park but Mount Carmel Park.

4. Omission of dwelling 1A from the planning proposal. It seems Bluemont chose an older map when designing this development as the dwelling below is not included.



As this dwelling was not included, the proximity to their home and scale will undoubtedly affect the price of their property not to mention invasion of privacy due to overlooking and blocking natural sunlight.

5. Safeguarding the character of an established residential area - the development is simply not in keeping with any other developments in the direct area and thus should be developed to respect the character of the area. The evident over-development of this site at Mortons will destroy the character of the existing residents and also devalue our properties.

5. Grounds

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Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Remember: You can insert photographs and similar items in part 5 of this form – Observation details

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



For Office Use Only

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes