

## RAFFERTY JAMESON SOLICITORS

Our Ref: NGMC/0286  
Contact: Anthony Rafferty  
Direct Phone: [REDACTED]  
Direct Email: [REDACTED]

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

25 July 2022

**Re: Planning Application for Permission sought for development consisting of demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works at Main Street, Newcastle, Dublin for Deane and Deane Ltd (the Applicant). Register Reference No. SD22A/0286**  
**Our Client: Newcastle Glebe Management Company (NGMC)**

Dear Sirs

We confirm that we are instructed by the above client in relation to the above planning application.

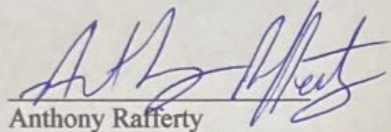
NGMC is the management company for Newcastle Glebe Estate. Our client strongly objects to this planning application for the creation of a vehicular and pedestrian entrance through Newcastle Glebe Estate. The Applicant is seeking to demolish a wall and create a vehicular and pedestrian entrance through our client's property. The Applicant has never consulted or sought permission from our client to do this. Our client does not consent to the demolishing of the wall to create a new entrance through Newcastle Glebe Estate. The Applicant has no right to create an entrance to their property via our client's property. The Applicant also has no right to access their property via our client's property.

This planning application is a blatant breach of third-party proprietary rights. Permission may be granted for this development but same does not confer a right to interfere with third-party proprietary rights. The residents of Newcastle Glebe Estate have constitutional rights and legal rights acquired under the terms of their long-term leases. This planning application would cause them serious personal and financial implications if granted. It would turn a quiet cul de sac into a busy vehicular entrance thereby endangering the lives of all the residents, especially the children who live and play there. It would also devalue the market value of their properties. The proposed development is not in accordance with proper planning and sustainable development for the area.

Rafferty Jameson Solicitors  
27 Upper Pembroke Street  
Dublin, D02 X3611  
Tel: +353 012343749  
Email: arafferty@[REDACTED]  
VAT No: [REDACTED]

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Anthony Rafferty', written over a horizontal line.

Anthony Rafferty  
Rafferty Jameson Solicitors

South Dublin County Council  
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)

Mr. Brian Phelan  
The Maieston  
Unit 5, Santry Cross  
Dublin 11  
D11W958

Date: 29-Jul-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0286  
**Development:** Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.  
**Location:** Main Street, Newcastle, Dublin  
**Applicant:** Deane and Deane Ltd.  
**Application Type:** Permission  
**Date Rec'd:** 24-Jun-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,

J O'Toole  
for Senior Planner