



FAO: Planning Department of South Dublin County Council, County Hall, Tallaght, Dublin 24.

RE: Observation on Planning Application SD22A/0286

Dear Sir,

We write in connection with the recent planning application for the 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.

Pavement Homes Ltd developed the lands to the East of the application site, known as Market Square. It was a requirement for Pavement Homes Ltd to provide further connection points to the boundary to the West of their site (boundary which abuts application site) for both vehicles and pedestrians. We note on the site plan submitted that the vehicular connection point does not line up with Market Square and the application has shown a pedestrian connection to the footpath network of Market Square, see image below, which was not noted in the development description.



Unit 13, Block G,

Greenogue Business Park,

Rathcoole, Co. Dublin.

info@pavementhomes.com



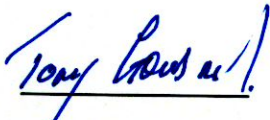
Image 1: This image donates the proposed connection point between the proposed development and the adjoining existing development (Market Square). This has been poorly designed as the connection point proposed does not line up with the existing provisions.

Our concerns are that we have not been approached by the applicant for consent to connect the proposed development and Market Square. We feel that it would have been courteous of the applicant to do so. Furthermore, as the adjoining land is still in our ownership, i.e. not taken in charge, we are concerned regarding our liability if any user happened to have an accident on our land. This connection will increase the pedestrian /cyclist activities as the desired route to the local amenities will be via our land. At present we are not concerned regarding traffic movement through our site as the road network does not line up, however, if this were to change this will raise further concerns.

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Pavement Homes Ltd do not object to this application in principle and welcome the proposal for additional housing stock in Newcastle, however, we would greatly appreciate that our observation is considered when reviewing this application.

Regards,



Tony Goldrick

Managing Director

Pavement Homes

26th July 2022

01-401 8281

Unit 13, Block G,

Greenogue Business Park,

Rathcoole, Co. Dublin.

info@pavementhomes.com

Pavement Homes
Unit 13, Block G,
Greenogue Business Park
Rathcoole
Co. Dublin

Date: 02-Aug-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.sdblincoco.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.sdblincoco.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