

22nd July 2022

Colm Cosgrove Architect
32 Saint Enda's Park
Dublin 14

South Dublin County Council,
Planning Department, County Hall, Tallaght,
Dublin 24, D24 A3XC
planningsubmissions@sdblincoco.ie

Dear sir/madam,

Re: Planning Application for permission for widening of vehicular access from public road at 32 Saint Enda's Park, Dublin 14
Register Reference: SD22B/0282
Payment Receipt Number: 712315

I am writing to make an observation on the planning application above. Although I am one of the applicants, I wanted to submit this observation consequent to the recent decision to refuse a similar application for no. 36 St. Enda's Park, Dublin 14 - ref. SD22B/0221.

As a point of information, I asked for a pre-application meeting by email on 26/03/22 and 01/04/22 but received no response. I decided to make the application in any case and therefore was not aware of all the issues that would be relevant to an application for this type of development.

Given that, I would like the opportunity to amend the proposal to give it a better chance of receiving a grant of permission.

The reasons for refusal of the application for no. 36 St Enda's Park were

1. Width of proposed driveway and impact on safety
2. Impact on grass verge and existing tree

I note that Public Realm advised that there was not issue with relocation of the gate pier.

The reason for our application was to improve access for our cars into the front area of our property. Therefore, we would be happy to amend our proposal as follows:

1. The width of the access is increased only to 4.2m
2. Work to the verge is kept to a minimum
3. Works to our property are carried out more or less in accordance with the original proposal – i.e. the gate pier is relocated, and some of our planting is removed to the front

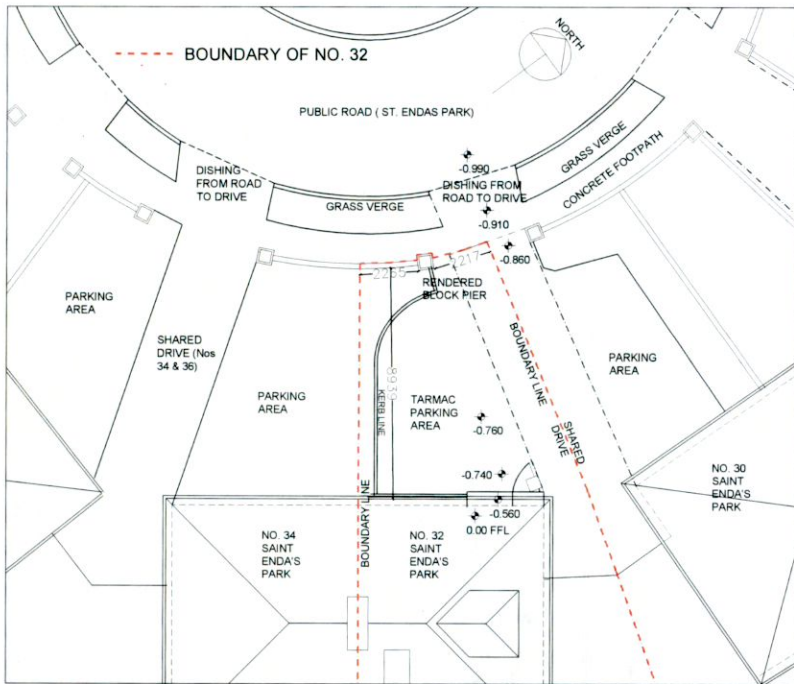
I attach a draft revised proposed plan to illustrate the above – dwg.no. 1582A-01A.

We would be happy to provide more detailed information if a request for further information was issued. This would at least allow us the opportunity to explain our case that the works can achieve our goal and still be in compliance with council policy.

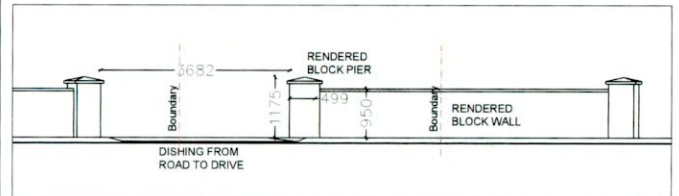
If you require anything further please do not hesitate to contact me.

Yours faithfully

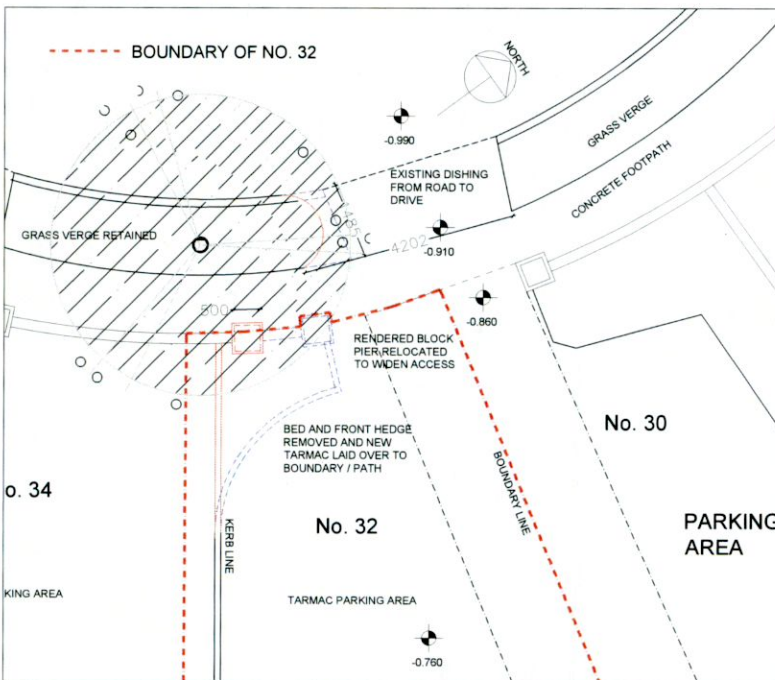
Colm Cosgrove



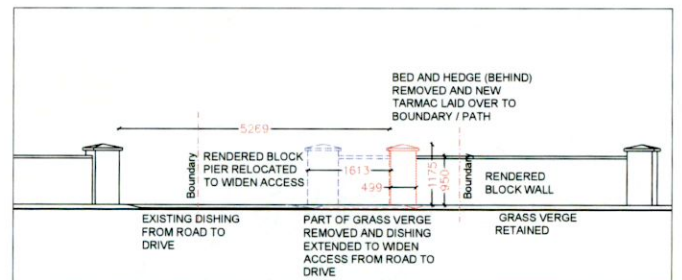
PART EXISTING SITE PLAN AT FRONT OF PROPERTY 1:200



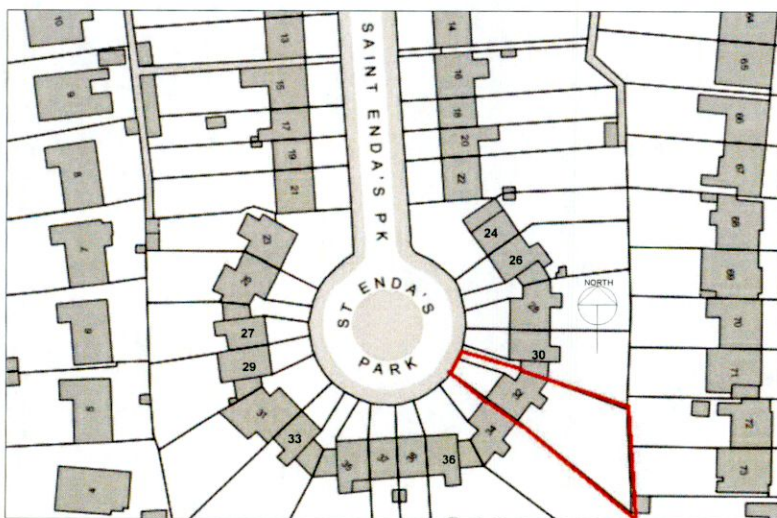
EXISTING PART ELEVATION AT FRONT OF PROPERTY 1:100



PROPOSED PART SITE PLAN AT FRONT OF PROPERTY 1:100



PROPOSED PART ELEVATION AT FRONT 1:100



LOCATION MAP 1:1000

- - - - - CONSTRUCTION TO BE REMOVED
- - - - - PROPOSED NEW CONSTRUCTION

Revision	A: front of drive changed		
Project:	Widening of access to 32 Saint Enda's Park, Dublin 14		
Client:	C. Cosgrove & B. Reason		
Drawing Title:	Existing and proposed plans & elevations		
Scale: As shown	Job No:	Dwg. No:	Rev.
Drawn by: CC	1582A	01	A
Date Created: 09/06/22			
Drawing Status:	Planning		
Colm Cosgrove Architect			
32 Saint Enda's Park, Dublin 14			
This Drawing is copyright. For planning purposes only and not for any other purpose: dimensions are to be checked on site			

Telephone: 01 4149000 Fax: 01 4149104 Email: Planningdept@sdublincoco.ie
Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department.ie

Colm Cosgrove Architect
32, St. Enda's Park
Rathfarnham
Dublin 14

Date: 02-Aug-2022

Dear Sir/Madam,

Register Ref: SD22B/0282
Development: Widening of vehicular access from public road.
Location: 32, St. Enda's Park, Rathfarnham, Dublin 14
Applicant: Colm Cosgrove & Brid Reason
Application Type: Permission
Date Rec'd: 20-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.

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. Crowley
for **Senior Planner**