

To whom it may concern,

We would like to make some observations regarding a proposed development at the site of 5 Kilcarberry Close, Clondalkin, Dublin 22.

Firstly, we believe this proposed development is being built in a manner that will heavily disrupt traffic flow and vehicular access to a cul-de-sac that is busy enough as it is. The proposed vehicular access will add a significant amount of congestion to a road that we don't believe was built for it when the estate was first completed many years ago. Increasing the amount of traffic and vehicles on this road would be a particular safety hazard for motorists as well as children, who may end up in blind spots due to the height of the rear-garden walls that will arise due to the proposed development.

In addition to the above regarding traffic flow, our main concern is altering the current landscape of the road and giving potential for more vehicles to enter the estate would have an impact on the ability of large emergency services vehicles like ambulances or fire engines to enter the estate in the case of an emergency. We're sure you will agree that these vehicles need quick and easy access on the road, and the belief is the proposed vehicular access to be added will not make our estate fit for purpose for this matter.

During the construction phase of this property, the assumption would be that a significant number of large vehicles would have to make their way onto the road to carry out all necessary works. As all the other houses on the estate were completed in the late 1990s, the road was not designed to have this kind of access available for such vehicles and work. This will only lead to major issues entering and exiting the estate at busy points of the day when residents will need to go to/from work, drive their children to school etc. In short, the estate is not suitable for the addition of a modern property all these years after the original estate was completed.

Lastly, concerns around noise and anti-social behaviour with this proposed development have also crossed my mind. The current property at 5 Kilcaberry Close is rented to tenants who have generated a large amount of noise and disrupted the peaceful nature of our estate with their anti-social behaviour. The worry is the addition of another property to the estate will lead to another group of similarly behaved tenants to move in and cause similar disruption to existing residents on the road.

We hope what we have said will lead you to make a more informed decision about granting permission for this proposed development, as the risks vastly outweigh any potential benefits of adding this property to the estate.

Kind regards,
Derval & David Moore.

Mr. & Mrs. Derval Moore
2, Kilcarberry Close
Clondalkin
D22

Date: 10-Aug-2022

Dear Sir/Madam,

Register Ref: SD22A/0300
Development: 2 storey, 2 bedroom, end of terrace house to side of existing dwelling; a new vehicular access from Kilcarberry Close; all related works.
Location: 5, Kilcarberry Close, Clondalkin, Dublin 22.
Applicant: Robert Flanagan
Application Type: Permission
Date Rec'd: 08-Jul-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**