

7 September, 2022

Re: Planning Application Ref. SD22A/0323, received on 8 August, 2022

Applicant: Ciaran O'Reilly

Location: Main Street, Rathcoole, Co. Dublin.

Dear Sir/Madam,

I wish to make the following observations on the above-named planning application.

1. The design and layout of the proposed houses is out of character with other houses in the immediate vicinity, including my own house.
2. The positioning of the houses will lead to an unacceptable loss of privacy for myself and my neighbours. The proposed houses will overlook our back gardens and the rear of our houses. There are hardly any houses in the neighbouring estates where housing is built back to back. Where it does happen in Forest Hills, the houses in question are separated by the very large car parking area.
3. I am concerned about the proposed access to the development. Its close proximity to the existing junction of Stoney Lane and access to and from the Courthouse Apartments on to Main Street will create a traffic hazard (particularly at peak times e.g. school pick-up and drop-off times).

I have further concerns regarding the access, mainly concerning the suitability for access of emergency vehicles i.e. ambulances and fire tenders and also waste disposal vehicles e.g. bin lorries.

In addition, there is a bus stop for the 69 bus directly between the proposed access and Stoney Lane. When the bus pulls in here, it will restrict the visibility of traffic exiting from the proposed site.

4. I am concerned that the proposal will cause an additional flood risk to the village of Rathcoole, with rainwater running off the development and onto the Main Street. I would kindly ask you to refer to a previous Decision Order dated 14 July 2016 (Number 0658, Register Reference SD16A/0171) - concerning a similar proposal on this site - where specific information was required in relation to "foul and surface water drainage and water supply".

Since 2016, a large number of housing development has been carried out in close proximity to Stoney Lane e.g. Peyton. Therefore, the water run-off position has worsened since that decision in 2016.

Currently, following heavy rain, the rainwater flows down Stoney Lane and gathers in a substantial pool at the junction of Main Street adjacent to the Baurnafea Public House.

5. I am concerned that there are insufficient parking spaces in the proposal. It can't be assumed that 2 spaces per house is sufficient. 4 adults living in a house may all have their own vehicles. As has recently been reported of the Citywest Quarter in the Echo Newspaper, lack of parking spaces has resulted in on-street parking, sometimes, illegal. It's possible that this proposed development will lead to cars parking in such a way as to block access to emergency vehicles trying to enter the development and/or parking elsewhere in nearby estates. ['Nightmare around traffic and parking' at Citywest Quarter](#)



### **'Nightmare around traffic and parking' at Citywest Quarter**

Aideen O'Flaherty

ISSUES with parking around the Citywest Quarter development is causing a "nightmare around traffic and parking",...

6. I am concerned about the proposed pedestrian access to be located at the Forest Hills side of the development. It will lead to unnecessary footfall to the rear of my property from people not residing in the new houses. It is likely to become a short-cut for pedestrians coming to and from Peyton and Forest Hills (and any future housing developments) to access the Main Street. This, in my opinion, is a potential security risk from the rear of my property. The adjoining Courthouse Apartments Complex has no such access to Forest Hills.

7. In 2014, the applicant cut certain trees and thinned out others which made up the boundary between the proposed site and my back garden. As a result, I had to build a wall to retain privacy at my own cost. Other neighbours were put in a similar position. I consider that this wall is constructed on my side of the boundary. It was not built to separate my property from a new housing estate. If the development is approved, I request that it be a condition that a new more robust and higher wall be constructed on the proposed site to mark the division between my property and the new estate.

For all of the above reasons, I object to the proposal. The reference number for my payment of the relevant 20 euro fee is T4/0/716912. I understand that a copy of the email receipt I received when paying this fee was forwarded to the Planning Section.

Yours sincerely,

Eddie Joyce

8 Stoney Lane,

Rathcoole

Co. Dublin.

D24 H772



**Eddie Joyce**  
**8 Stoney Lane,**  
**Rathcoole,**  
**Co. Dublin.**

**Date:** 07-Sep-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0323  
**Development:** Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces; Construction of 12 dwellings comprising of 8 two storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two storey with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street; A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure.

**Location:** Main Street, Rathcoole, Co. Dublin  
**Applicant:** Ciaran Reilly  
**Application Type:** Permission  
**Date Rec'd:** 08-Aug-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](http://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](http://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. Furney  
for **Senior Planner**