

Dear Sir/Madam,

I wish to note my concerns regarding planning reference SD22A/0346 mixed development consisting of one public house and twenty-six apartments. This is the second recent application in connection with this site and as a business owner with many years involvement in this community I am amazed that the developer has had no interaction with either the management company, residents or businesses immediately effected by this proposed development.

Having spoken to other concerned parties in the development, issues that have arisen seem to be surrounding overuse of existing parking facilities and confusion over access to a right of way on a new development. Furthermore, we have not had any interaction with the developer to alleviate our concerns. This is a small local centre and as such access from a health and safety point of view where you have a creche, a medical centre and a constant flow of children from local schools coming through the centre needs to be addressed as a matter of urgency before the area is turned into a building site, which in my opinion is totally unsuitable.

Thank you for your consideration,

Regards,

Brendan Farrelly.

Unit 3,

Rowlagh shopping centre,

Clondalkin, Dublin 22.

Brendan Farrelly 4/10/2022.





Mr. Brendan Farrelly
Unit 3
Rowlagh Shopping Centre
Clondalkin
Dublin 22

Date: 06-Oct-2022

Dear Sir/Madam,

Register Ref: SD22A/0346
Development: Mixed development consisting of 1 public house and 26 apartments. The overall development will comprise the following; demolition of the existing single storey public house (area 910sqm), construction of a 4 storey apartment block within the footprint of the site (1267sqm) comprising of 26 apartments (4 one bedroom units, 22 two bedroom units) and smaller public house at ground level (area 156sqm and total area 2717sqm), all apartments have balconies/terraces. Car park for 12 cars (including 1 disabled space), bin stores and bicycle stands at ground level. Communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartments. Streetscape proposals within site boundaries to facilitate and enhance the public realm.
Location: The Finches Public House, Finches Shopping Centre, Neilstown Road, Clondalkin, Dublin 22, D22 H7X9
Applicant: Old Nangor Road Ltd.
Application Type: Permission
Date Rec'd: 31-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.sdbublincoco.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.sdbublincoco.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**