

Dear Sir/Madam,

I want to raise concerns I have following development plans with reference SD22A/0346.

This development consisting of one public house and 26 apartments, at Finches Pub, Neilstown Road, Clondalkin, Dublin 22.

I live in 5 Chaplains Terrace which is directly facing Finches Pub and the development site.

As a homeowner I have serious concerns regarding this development.

These apartments and balcony's will be directly facing my home, which gives me privacy concerns for myself and my young children as the balcony's will be facing our windows and bedroom windows.

I am also concerned with the parking already in this area. There are numerous apartments in the area with limited or no parking available to residents. This has become a hassle for anyone living in the area and business owners, I'm sure.

I have been living in this area for 9 years and I have to say it is getting worse. With the traffic build up's and not enough parking in this area, I would say it will only get a lot worse if this proposal goes ahead and will cause a lot more issues in the area.

Thank you for taking the time to read this letter,

Regards,

Charlene Howard.

*Charlene Howard*



Ms. Charlene Howard  
5, Chaplains Terrace  
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.sdbulincoco.ie](http://www.sdbulincoco.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.sdbulincoco.ie](http://www.sdbulincoco.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