

To whom it may concern,

Regarding planning reference SD22A/0346 mixed development consisting of one public house and twenty-six apartments. I wish to draw to your attention the concerns I have which will have a detrimental effect on both the value of my property and the ability to run my business which is my livelihood. The location of which is approximately only fifteen metres from both the development site and proposed vehicular entrance and exit of the development, which in our opinion having been a local for in excess of thirty years is totally unsuitable for a neighborhood shopping centre which currently has serious access, delivery and parking issues.

Furthermore, I would like to point out the following:

1. The developer at no time has had the courtesy to speak to the management company or individual business owners within the existing development.
2. The developer has also claimed the right to a new right of way as an access point for both pedestrians and vehicles to which we would like to see evidence of. We do understand that there is an existing right of way for an existing business but we would like clarification as to how this can be transferred to a new development with totally different entry and exit points.
3. I would also have major health and safety concerns regarding the construction phase of the proposed new development as there is only one entrance/exit to the carpark which services the entire shopping centre, health centre and creche. Furthermore, said carpark is already at maximum capacity servicing existing businesses and apartments in existing development.

I would appreciate if above could be taken into consideration when any decisions are made regarding this proposed new development.

Regards,

Dean Graham.

Fresh Today,

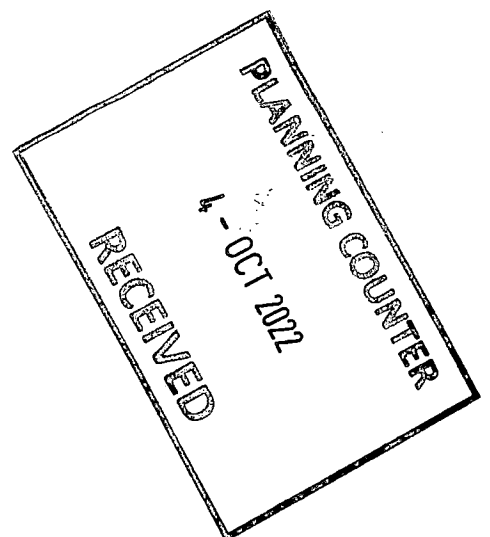
Unit 6B Rowlagh shopping centre,

Clondalkin,

Dublin 22.



4/10/22



Fresh Today
c/o Dean Gaham
Unit 6B - 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.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