

RECORDER'S RESIDENT'S ASSOCIATION

**39 Whitehall Road,
Terenure,
Dublin 12.**



Senior Executive Officer,
Planning Dept.,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.

24th October 2022.

Dear Sir/Madam,

Re: Planning Application SD22A/0364
The Laurels Public House. 184-188 Whitehall Road West, Dublin 12.

Down the years there has been piece-meal development at the Commercial locations surrounding the junctions Whitehall Road East, West, Close and Rockfield Avenue. This proposal would appear to be more of the same.

We recognise that there is a housing shortage, however housing, such as this proposal lays out, would be a great dis-service to those who might have to live in the seemingly sub-standard space allocation within the apartment, the lack of open space externally and the unsuitability of being located above a pub and a beer garden with attendant noise elements and social incompatibility.

The impact, particularly on the adjoining bungalows 165, 167 and 169 is entirely unacceptable as all three back gardens would now have a three-story house abutting their boundary. We feel that this is a gross liberty on the part of the owners of the Laurels for the following reason:

During Covid, residents were prepared to accept whatever measures it took to protect businesses. To the best of our knowledge there was no planning permission sought to open the coffee hut on the car park at the side of the Laurels. Residents 'went along' with these initiatives out of a sense of supporting one another. It would appear now that the Laurels has now presumed to feel they can erect permanent structures at this location. The 'Goodwill' of our residents is being completely disregarded.

Therefore, our Residents Association has serious concerns regarding the above application and fully supports our members' views that this would be a very undesirable development which amounts to:

- Gross over-development of the confined space.
- Loss of privacy.
- Loss of light and sunlight to their homes by overshadowing.
- Considerable noise emissions from both the beer garden and the density of the number of the dwelling in such a confined space.
- Music Events, which currently give rise to much disturbance to the wider community.
- The widely heard nuisance as the 'after-hours' clean-up which takes place. Filling skips with bottles etc., creates much noise which also travels a considerable distance down both Whitehall Road and Rockfield Avenue.
- Restricted access by Services such as bin trucks, delivery vans and emergency vehicles

Parking Issues.

The plan states that there will be 9 parking spaces to the rear of the premises – many of these spaces are located on land zoned 'residential'. This is incompatible with the surrounding residential houses on The Cova, 165 Whitehall Road and the two homes at the top of Rockfield. There will also be considerable car movements on the laneway between the recent infill-house, alongside this lane.

- We provide a map below, of the three parades of shops at this location which we feel speaks for itself. We are anxious that this proposal will not add to the existing issues or further erode the planning aspiration, "To protect and improve Residential Amenity".

One can see from the attached map that there is a high demand for Staff parking right across this small but busy section of our neighbourhood. This requirement tends to be fulfilled by parking on adjoining roads. Therefore, collectively, the top of Whitehall Road East and West, the top of Rockfield Avenue, Whitehall Close and Whitehall Park, the latter two, being very narrow roads, suffer badly from parking issues. The access by Services such as bin trucks, delivery vans and emergency vehicles, is an ongoing issue.

This situation is about to be exacerbated greatly by the proposed cycle lane scheme on Whitehall Road which intends to reduce the current number of available spaces from 33 - down to 8.

A similar scheme is planned for Whitehall Road West. This would reduce the number of perpendicular spaces on the frontage here. This then leaves, currently:

- Dependency on the existing quota of spaces on the frontage for the pub trade.
- Parking spaces required/available for the adjoining Chemist, Taxi Company, Bookmakers, Centra Supermarket, Post Office, Estate Agents, Barbers and Music School.
- There is also considerable demand for parking from the Perrystown Medical Centre and the Dentist which are also located nearby.

Please refer to the map below.

It is likely that the 9 spaces planned at the rear will no doubt be reduced, as some will inevitably be used for storage purposes such as industrial wheelie-bins. Others may be utilised on a regular basis by delivery vans/trucks. Please observe Whitehall Close to see the demand for bins in a similar scenario.

Inadequate Drainage Facilities in the immediate area.

It would be remiss of this Residents Association to omit reference to this issue. To allow any increase into the drainage systems is irresponsible in an area where severe deficiencies already exist in the sewerage system and where the Poddle River constantly floods the local area, due in the main to the latter's continued use as a surface water drainage system. A point proven, not just in the flooding event of 24th October 2011, but on a yearly basis in the case of the Poddle and far more frequently in the case of the sewer line,

In conclusion:

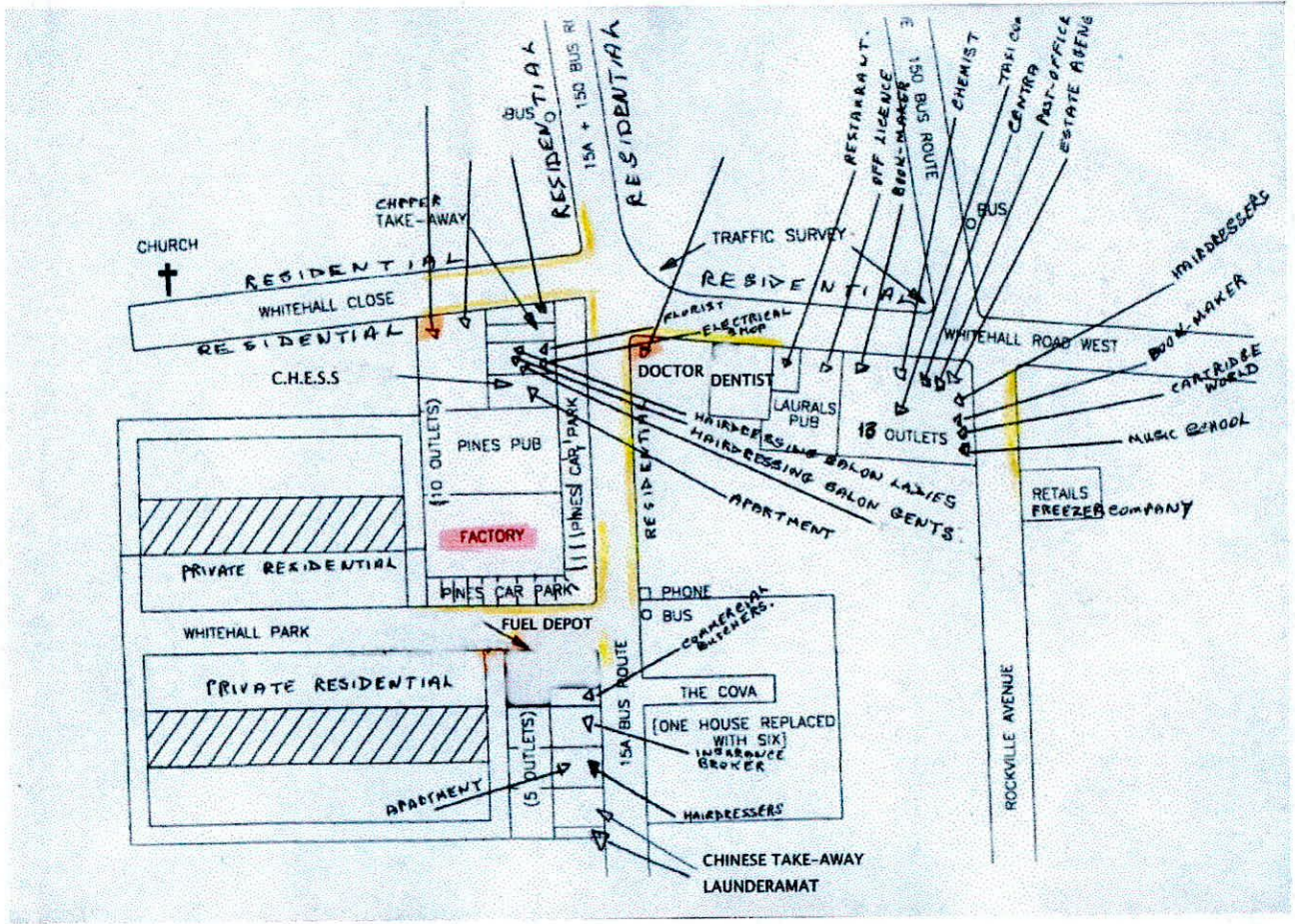
The line of bungalows adjoining the proposed development are already impacted on by noise and outdoor smokers from the rear of the Laurels. They would now have to contend with the extreme proximity of the mass and scale, and of loss of privacy from this greatly enlarged proposed development.

We feel that the space available is too compromised for the proposed 11 apartments and the impact on the residential properties and the surrounding suburb unacceptable and contravenes the SDCC Planning Objective. "To protect and improve Residential Amenity".

Yours sincerely,
Pauline Foster
Chairman



Recorders Residents Association.





Pauline Foster,
Chairperson,
Recorders Residents Association,
39 Whitehall Road,
Terenure,
Dublin 12.

Date: 26-Oct-2022

Dear Sir/Madam,

Register Ref: SD22A/0364
Development: 11 apartments, one commercial unit and minor modifications to the existing Public House.
Location: The Laurels, 186, Whitehall Road West, Perrystown, Dublin 12
Applicant: Noel Hughes
Application Type: Permission
Date Rec'd: 21-Sep-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. Furney
for **Senior Planner**

