

**Gerardine O'Byrne  
155 Whitehall Road  
Dublin 12**

The Planning Department  
South Dublin County Council  
County Hall Tallaght,  
Dublin 24, D24 A3XC

**Re: SDCC Reference Number: SD22A/0364**

Dear Sir/Madam

I would like to make the following observations on the above referenced planning application for the redevelopment of The Laurels Public House and the adjacent area into a block of 11 apartments.

This proposed development is too dense for this site and will impact the residents who live at the top of Whitehall Road whose properties will be overlooked by these apartments - namely numbers 169,167,165 and no 5 and no 6 in the Cova. Parts of the proposed elevation will be two stories high and extend right up to the boundary walls of some of these properties.

For the occupants of these apartments there will not be adequate parking spaces and this means these residents will have to park on the street or in the spaces at the shops in front. This will lead to increased parking on other residential roads in the area which is going to be limited anyway due to the proposed cycle lines which are due to be installed from Wellington Lane down Whitehall Road by South Dublin County Council. Also overflow parking in front of the shops will adversely impact the local businesses operating here. Whitehall Road West is not serviced by the Dart, the Luas or any Irish Rail line so it does mean residents can only rely on bus, bike or private car to get around the city. In these proposed development plans, there are also no green spaces or areas for these residents to enjoy some leisure time.

It is not appropriate to locate such a high density apartment block in a very busy residential area among a row of very necessary local businesses: a supermarket (with a post office), a pharmacy, a dentist and a GP practice.

I would ask South Dublin County Council to not grant planning permission for this redevelopment of The Laurels Public House into an apartment block.

Thank you for considering my request.

Yours faithfully

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155 Whitehall Road,  
Dublin 12.

**Date:** 25-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](http://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](http://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**