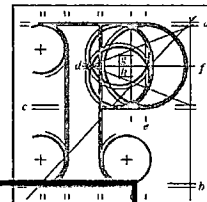


Our Case Number: ABP-314935-22

Planning Authority Reference Number: SD22A/0260



**An
Bord
Pleanála**

Land Use Planning & Transportation

28 OCT 2022

South Dublin County Council

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 27 October 2022

Re: Sub-division of site and construction of 2 storey house and associated works
11, Glenfield Drive, Clondalkin, Dublin 22

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

(i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,

(ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,

(iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,

(iv) a copy of the notification of decision given to the applicant,

(v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

(vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

(vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

(viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,

(ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,

(x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,

(xi) a copy of the minutes of any pre-planning meetings.

2. To ensure that the Board has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Board.

3. In addition to the documents mentioned above, please supply the following:- Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

a) Certified Manager's Order,

b) the site location, site layout maps, all plans and

c) particulars and all internal reports.

d) details of any extensions of time given in respect of previous decisions.

Copies of I-plan sheets are not adequate.

Where your records show that a decision was appealed to the Board, it would be helpful if you would indicate the Board's reference.

Submissions or observations by the planning authority.

4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a **period of 4 weeks beginning** on the date of this letter. Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

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AN BORD PLEANÁLA	
LDG-	058511-22
ABP-	
25 OCT 2022	
Fee: €	220 Type: card
Time: 12:50	By: hand

John, Pauline Deewin
 4 Glenfield Close
 Clondalkin D22
 24.10.22

To whom it may concern,

This is in regard to planning permission granted by SDCC for a two storey house at 11 Glenfield Drive ref no SD22A/0260. This build has been refused on more than one occasion by SDCC and An Boed Pleanála. We are very angry and disappointed that this build has got the go ahead. We have lived here for the last 33 years and this build will have a devastating effect on the close. We live at the start of a cul de sac with a lot of traffic coming and going lots of children play there and putting this build across from No 2 and No 4 is a disaster. ① it will not fit in with the rows of semi detached houses ② the entrance is to be on Glenfield Close. ③ part of the boundry wall will be removed changing the landscape of the close. This build is going against all the rules and regulations that the council impose. Density design which intergrates with the style of adjoining semi-detached properties and a scale which respects adjoining properties. This house will be for rental ~~for~~ as is the main house. The owner of the house does not live there and will not be impacted in any way with this build. We wish to object in the strongest possible terms to the granting of the above planning application for all the reasons stated as

P. T. O

we are of the opinion it would be detrimental
to Glenfield Close and the estate in general.

Many thanks

John & Pauline Derwin

PS. PLEASE FIND ATTACHED NOTIFICATION ON
DECISION SEPT. 2017.

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: Planningdept@sdublincoco.ie

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: Planningdept@sdublincoco.ie

John Derwin
4, Glenfield Close
Clondalkin
Dublin 22
D22 W2W2

Date: 27-Jun-2022

Dear Sir/Madam,

Register Ref: SD22A/0260
Development: Sub division of existing site for the construction of a semi-detached 2 storey house, connection to public foul sewer, amendment of existing boundary walls and new vehicular entrance arrangement for existing and proposed house and all associated site works.
Location: 11, Glenfield Drive, Clondalkin, Dublin 22
Applicant: Helen Geraghty
Application Type: Permission
Date Rec'd: 30-May-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.

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000

Fax: 01 4149104

Email: Planningdept@sdublincoco.ie

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**

Paul Redmond Architectural Services Ltd.
50, River Forest View
Leixlip
Co. Kildare

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
PLANNING & DEVELOPMENT ACT 2000 (as amended) AND
PLANNING REGULATIONS THEREUNDER**

Decision Order No.	0989	Date of Decision	06-Sep-2017
Register Reference	SD17A/0233	Date	17-Jul-2017

Applicant: Helen Geraghty

Development: Erection of a single storey porch extension to front of existing house and the erection of new two storey attached two bedroom house in side garden with all associated site and drainage works.

Location: 11, Glenfield Drive, Clondalkin, Dublin 22

Time extension(s) up to and including:

Additional Information Requested/Received: /

Clarification of Additional Information Requested/Received: /

DECISION: Pursuant to the Planning and Development Act 2000 (as amended), dated as above a decision to **REFUSE PERMISSION** is hereby made for the said development for the reason(s) set out on the Schedule hereto.

REASON(S)

1. The side of the existing house (No. 11 Glenfield Drive) is in line with the fronts of the properties on Glenfield Close. The proposed development would seriously infringe this building line, by projecting forward of these properties by 4.7 metres. As such, the proposed development would be visually obtrusive, would seriously detract from the streetscape and visual amenity of the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed widening of the vehicular access to 7.4 metres in width was not advertised in public notices. Notwithstanding this, the proposed width of 7.4 metres is considered excessive and would result in vehicles reversing into and/or out of the subject site at this corner location. As such, the proposal would endanger public safety by reason of a traffic hazard. .

3. The excessive depth of the proposed two storey rear element right on the boundary with, and due south of, the adjoining property No. 9 Glenfield Close, would result in an unacceptable overbearing and overshadowing impact on this house and its private amenity space. As such, the proposal would seriously injure the residential amenity of the adjoining property and would materially contravene the zoning objective for the area, as set out in the South Dublin County Development Plan 2016-2022, which is 'to protect and/or improve residential amenity'.
4. The proposed development would result in the proposed rear garden private amenity space area backing onto the front semi-public garden area of No. 1 Glenfield Close. This would result in inadequate privacy and residential amenity for prospective occupants, which would materially contravene the Development Plan zoning objective for the area which is 'to protect and/or improve residential amenity'.
5. Insufficient information was provided with respect to surface water drainage and water supply, therefore it was not possible to fully assess the application in this regard. In particular, no report was submitted showing results of percolation tests for the proposed soakaway and there was no drawing showing design details of the proposed soakaway; these concerns are significant because such a planning application requires to be assessed with respect to the Greater Dublin Regional Code of Practice for Drainage Works and the site requires to be assessed to determine if it is suitable for a soakaway. In addition, no watermain drawings were submitted with the planning application; these concerns are significant because such a planning application requires to be assessed with respect to the Building Regulations 2010 Technical Guidance Document B and the Irish Water Standard Details.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001 (as amended). Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001 (as amended), have been considered in the determination of this application.

Register Reference: SD17A/0233

Signed on behalf of the South Dublin County Council.

Yours faithfully,



for **Senior Planner**

07-Sep-2017