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PAUL C. MEALY ARCHITECTS LIMITED
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South Dublin County Council
Planning Department,
County Hall,
Town Centre,
Tallagh
Dublin 24.

My Ref: 2621/02
Date: 02/11/2022

RE SUBMISSION/OBSERVATION RE PLANNING REG. SD22A/0377
PROPOSED SUB-DIVISION OF EXISTING SITE TO THE REAR FOR NEW 4 BED
DETACHED TWO STOREY DWELLING ETC
APPLICANTS: AIDAN AND DYPNA COSS.

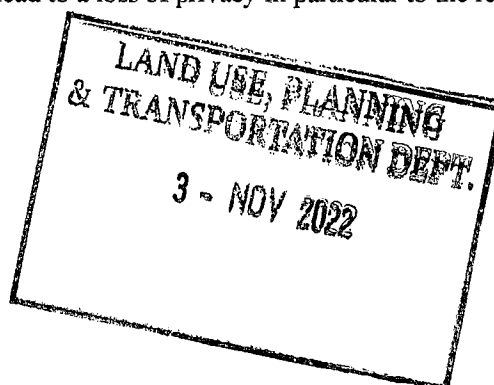
Dear Sirs,

I attached my cheque for €20. 00

I represent Peter Hennessy of Tubber Lane Road Lucan County Dublin K78 XF96. Mr. Hennessy and his family are the owners and occupiers of the dwelling and property to the south of Greenways, Tubber Lane Road - the application site.


Mr. Hennessy has no objection in principle to the proposed development but requests that Council take the following submission into consideration in making their decision:-

1. Application SD22A/0377 should be considered in tandem with application SD22A/0375
2. The applicants should be requested to provide s drawing with levels to demonstrate the impact the proposed dwelling will have on Mr. Hennessy's property
3. The proposed dwelling is considered too close to the boundary with Mr. Hennessy's property and because the proposal will be at a higher level, may lead to a loss of privacy.
4. The corner window to the study may lead to a loss of privacy in particular to the rear private area of Mr. Hennessy's property.



5. A permission should include a condition/s requiring the hedge and trees along the joint boundary to be retained and supplemented with semi-mature planting. It is to be noted that the proposed site layout indicated the omission of screening opposite the proposed gable. This is unacceptable
6. No details are provided showing the revised access to the existing house "Greenways"

Yours faithfully,

Paul 

Paul C. Mealy FRIAI.

Paul C. Mealy, Architects Ltd.
11 The Courtyard
Friar's Hill
Co. Wicklow
A67 Y718

Date: 03-Nov-2022

Dear Sir/Madam,

Register Ref: SD22A/0377
Development: Sub-division of existing site to rear for a new 4 bed detached two storey dwelling with attic garden room and roof garden within the roof space; works include cantilever balcony on east elevation and Juliette balcony on north elevation, rooflights, solar panels, drainage and landscaping works to suit.
Location: Greenways, Tubber Lane, Lucan, Co. Dublin.
Applicant: Aidan & Dympna Coss
Application Type: Permission
Date Rec'd: 04-Oct-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**