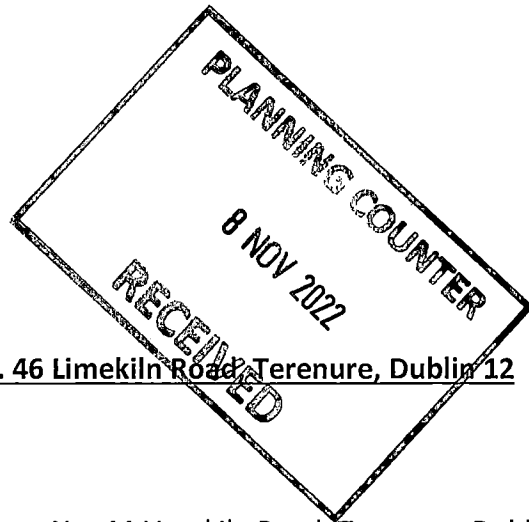


Alan and Gina Ryan
44 Limekiln Road
D12 X840

Planning Department
South Dublin County Council
County Hall Tallaght
Dublin 24
D24 YNN5

7TH November 2022



SD22A / 0386 - Proposed New Dwelling at No. 46 Limekiln Road, Terenure, Dublin 12

Dear Sir

We are the occupants of the adjoining property at No. 44 Limekiln Road, Terenure, Dublin 12 and have been living here for over 17 years. We have no objective in principle to the development of an additional dwelling house in the side garden area by our good neighbours in 46. However, we would request that the footprint of the proposed house be aligned with No 46 rather than with No 44. As No 46 are the owners of the adjacent site, they should take the burden of any overbearing impact from the proposed infill development. As the footprint could easily work in alignment and proximity to No 46 rather than No 44, we request that any decision in favour of the development would include a condition requiring the footprint to be aligned with and adjacent to No 46 rather than No 44.

We request that the applicant therefore considers diverting the sewer in agreement with the Local Authority to facilitate moving the footprint of the proposed house to be aligned with their own property rather than aligned with our property. A local diversion of the sewer on the land within the applicant's ownership would facilitate a repositioned footprint that would be parallel to and offset by 1 meter from No 46. Orientating the house adjacent to our property would otherwise have an overbearing impact on our private space to the rear while there would be no such impact onto the property at No 46, which we feel is unacceptable. The proposed elevations would give the impression that the new dwelling house is located within our side garden and not in fact in our neighbour's garden, given the large separation distance proposed between their house and the new dwelling and the extremely tight separation distance between our house and the new dwelling.

It is acknowledged that there is a drainage wayleave, however, we request that SDCC ask the applicant to investigate alternative drainage arrangements and a revised layout to ascertain if surface water and drainage can be relocated to position the proposed dwelling closer to the 'parent' house rather than it being located within such close proximity to our property. We have no objection to the surface water wayleave or other drainage arrangements running along the shared boundary of our property and No. 46, provided the applicant bears the brunt of the impact of the new dwelling house.

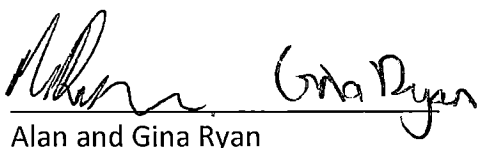
We are concerned that there may be some overlooking of our private amenity space and rear garden area from proposed 'Bedroom 3' and would ask that any window in this location be removed or reduced in size to protect our privacy. Again, we would highlight that the applicant will suffer little or no overlooking as a result of the proposed dwelling, while we are bearing the greatest impact.

We appreciate that our neighbour has a large side garden that can potentially accommodate a new dwelling house. However, we are firmly of the belief that we will be disproportionately affected by the proposal, whilst our neighbours will have little or no impact to their existing dwelling house and its associated amenity.

We respectfully ask the Planning Authority to request the applicant to investigate revised drainage arrangements to relocate the dwelling house closer to their own house, and we have no issue with any relocated or realigned drainage layout running along our shared boundary.

Please find enclosed €20 in respect of this observation.

Kind Regards


Alan and Gina Ryan

Alan & Gina Ryan
44 Limekiln Road
Dublin 12
D12 X840

Date: 09-Nov-2022

Dear Sir/Madam,

Register Ref: SD22A/0386
Development: The demolition of existing garage and the construction of 1 dormer style, 3 bedroom detached dwelling with new vehicular access from Limekiln Road including the diversion of the existing storm water pipe and all associated ancillary site works. Proposed works similar to previously approved planning permission ref SD07A/0710.
Location: 46 Limekiln Road, Dublin 12
Applicant: John McWeeney
Application Type: Permission
Date Rec'd: 07-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.sdblincoco.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.sdblincoco.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