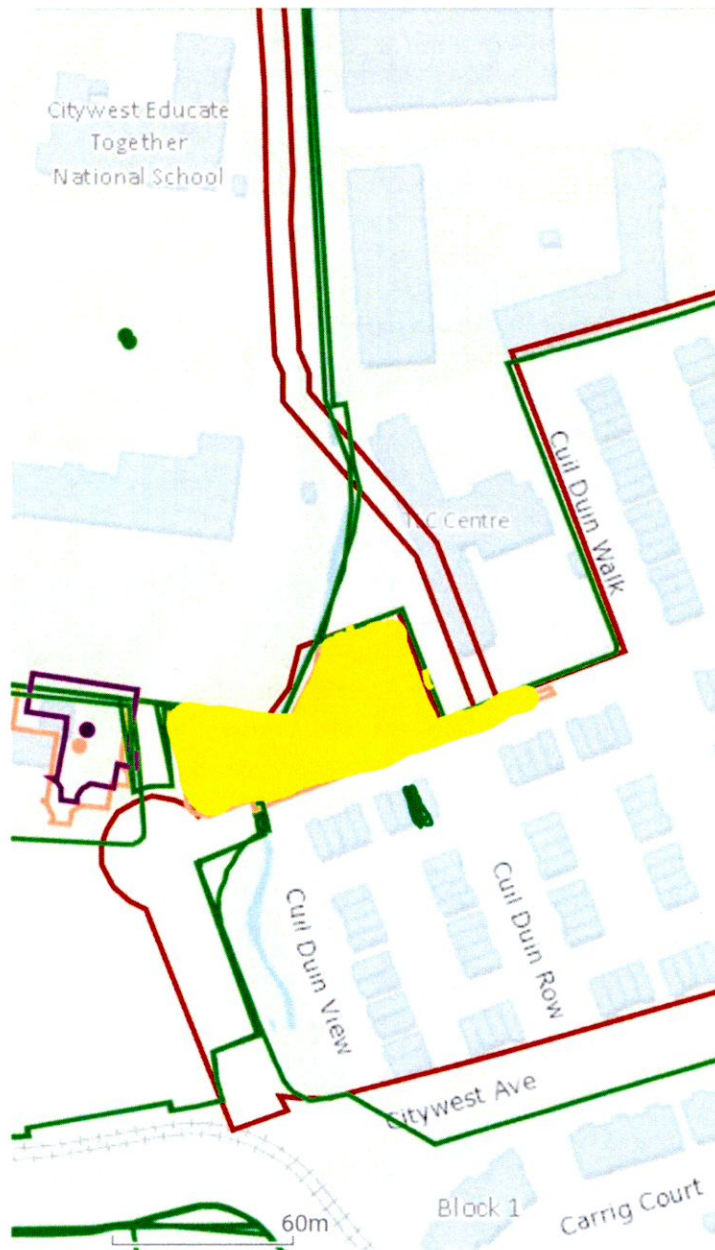


Picture of map. Applicant property in green and proposed properties are highlighted in yellow.



Planning grounds of appeal:

- The proposed area is presently a safety hazard as this is near a school which already doesn't have a space for dropping children off to school safely. Many mornings children are being dropped off behind parked cars which may lead to a serious accident.

- More traffic on top of school drop-offs is dangerous as this limits access to the estate in case of emergencies. Also, at the same time as school drop-offs there are bin collections which adds to congestion of this access road.
- The proposed building is 3 floors which will block light into opposite housing.
- Not enough parking presently in the area overall, this is a safety issue which should be addressed, this proposed building will bring more parking issues. 13 spaces are proposed for a 3-storey building, this does not seem to be enough.
- This is proposed to be a community building but this was not discussed with the community.
- This estate entrance is already servicing two estates and two schools. More traffic will contribute to the existing bottlenecks. Additionally roads will be used more and will deteriorate faster. Maintenance of the roads is covered by Cuil Duin residents. I do not wish to incur extra costs for a building that I will not benefit from
- Lack of sufficient parking spaces at the proposed development will increase usage visitor and private spaces of Cuil Duin estate and that will be detrimental to existing residents. Citywest Avenue has entire lane blocked by parked cars, as the developer of the apartments on this road has not created enough parking spaces.
- Privacy would diminish due to location of our homes to a public amenity.
- Currently Cuil Duin residents struggle with burglaries to their backyards and houses. There has been poor Garda presence to prevent this. A community center would attract more people to the area and increase this risk.
- There are five schools in the direct neighbourhood and within proximity of 400 metres: Citywest Educate Together National School, Citywest & Saggart Community National School, Coláiste Pobail Fóla, Rathcoole ETNS and Gaelscoil Lir. There is also Play and Learn creche. So the construction of this building as a creche does not seem necessary.



Mark Sheehan
12, Cuil Duin Ave
Citywest
Dublin 24
D24 K4OT

Date: 21-Nov-2022

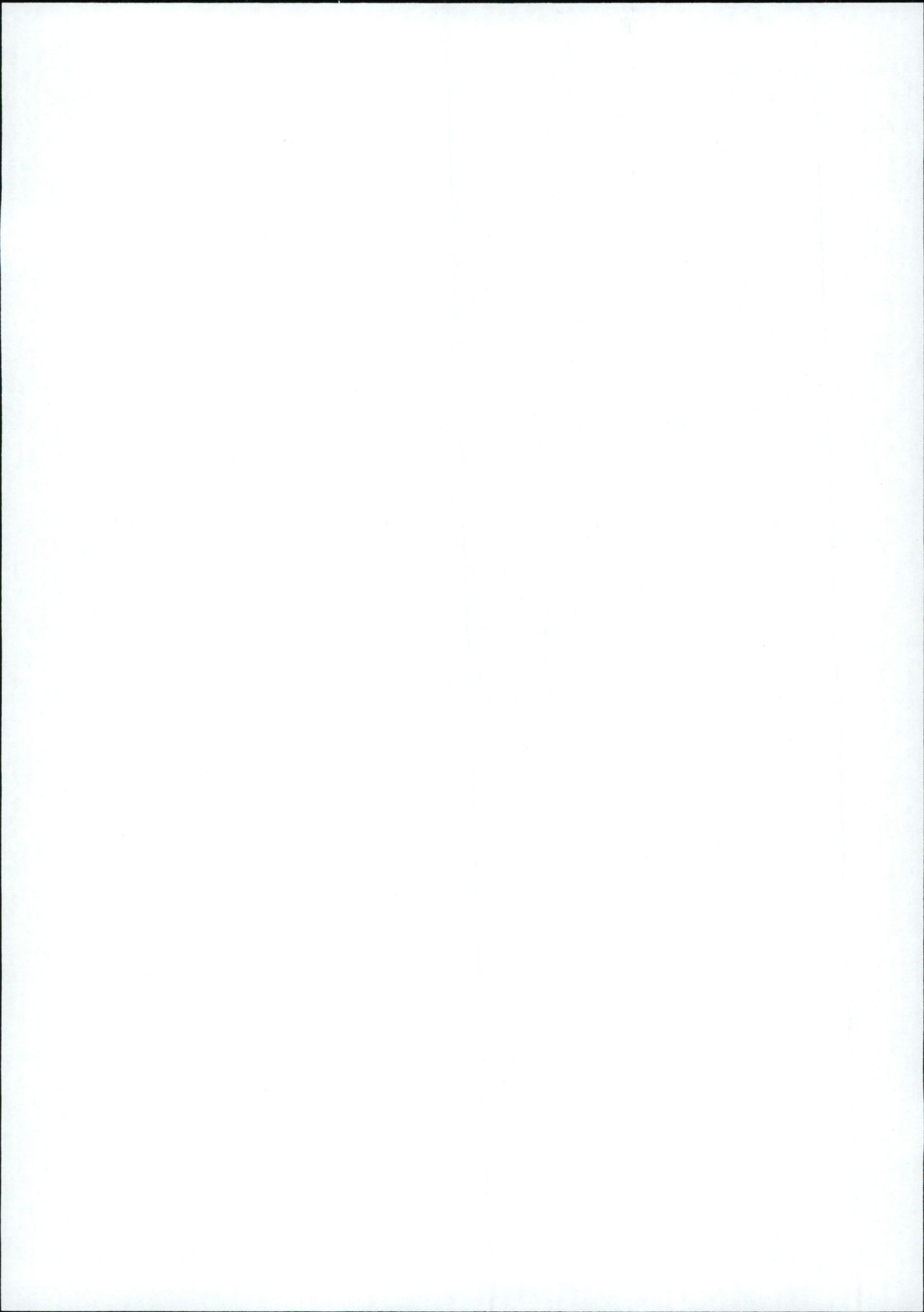
Dear Sir/Madam,

Register Ref: SD22A/0398
Development: Construction of a three storey creche and community centre facility of 1, 610sq.m gross floor area with associated external play area; car & cycle parking, hard and soft landscaping, bin storage, a revised layout to the northern edge of Cuil Duin Avenue to accommodate access to the proposed development including amendments to the existing footpath and cycle track and provision of set down car parking spaces and all associated site and development works.
Location: On lands at Cuil Duin Avenue, Citywest, Co. Dublin
Applicant: Greenacre Residential DAC
Application Type: Permission
Date Rec'd: 24-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. Furney
for **Senior Planner**

