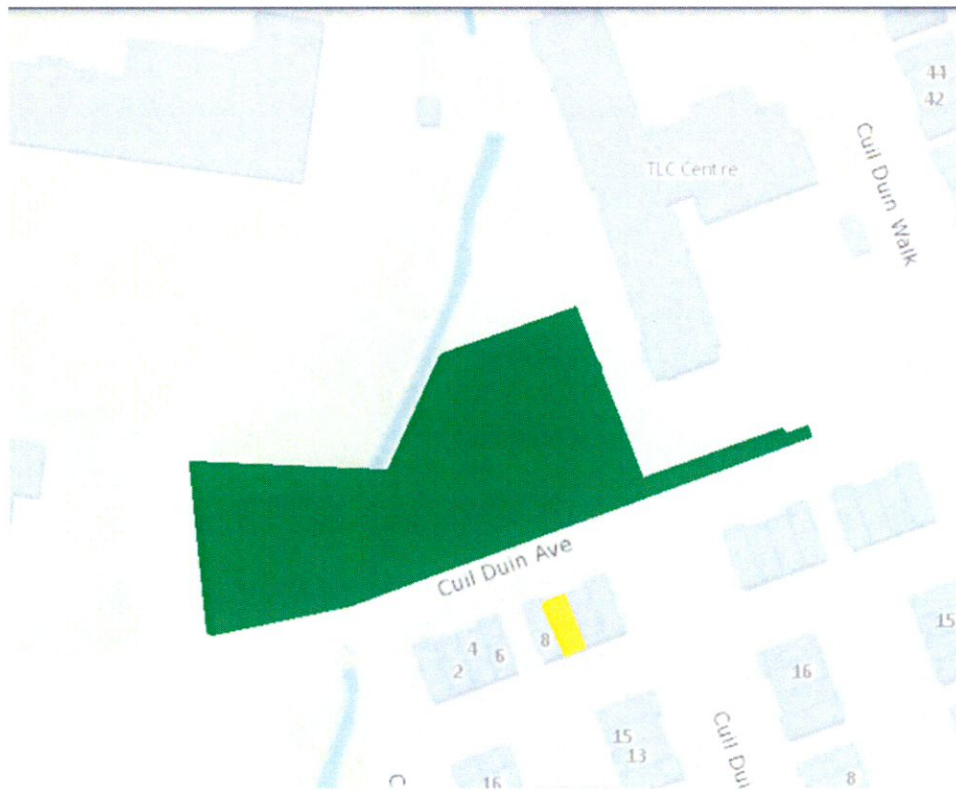


Picture of map: Applicants' property highlighted in yellow. Proposed properties highlighted in green.



Dear Sir or Madam,

We wish to lodge an objection in relation to the planning application reference: SD22A/0398, development of Greenacre Residential DAC on lands at Cuil Duin Avenue, Citywest, Co. Dublin.

The objection is based on the following reasons:

1. As per planning, there will be only 11 parking spaces in the proposed creche and community centre and four set-down only. That would not be enough even for employees of the proposed buildings. Which would certainly affect Cuil Duin estate parking spaces. The private parkings will be used by the visitors of the community centre and creche. In addition to this the roads are already regularly blocked in the area in the morning and early afternoon hours, during the dropping off and collecting children from schools. Please note the roads need to free for emergency services for both Cuil Duin estate residents and even more so TLC centre, because of the age of its residents. Existence of creche and community centre will cause the roads blocked from early morning till late evening hours. Chapter 4.5.1. of Transport statement presents car park spaces analysis. It shows insufficient number of spaces.
2. Waste collection is already difficult due to blocked road, as mentioned in #1. Visitors to proposed creche and community centre will block the roads on regular basis.
3. TLC residents require peaceful and tranquil environment. Community centre classes and creche will affect that.
4. Increased traffic flow is not advisable. The estate entrances are already servicing two estates and two schools. More traffic will contribute to the existing bottlenecks but also contribute to unnecessary noise and pollution from additional cars. Please note this will cause increase costs to Cuil Duin residents due to the need of more frequent door and window cleaning. Additionally roads

will be used more and will deteriorate faster. Community centre classes will keep the noise level on increased level during extending this to the weekends now as well.

5. Construction of the creche and community centre and their later presence will directly have environmental effects. The stream/small river that is on the proposed land is habitat to many wild species, among all others: common frogs, grey herons and mallards. Please note common frog is protected under the Habitats Directive (92/43/EEC) and the Irish Wildlife Act (1976, amended 2000).

6. Any additional development traffic would endanger our existing green amenity. Cuil Duin estate is 100% private which will result in an increased management fee.

7. Cuil Duin estate have private roads with private street lights. The residents cover maintenance of them.

8. Visitors to creche and community centre would use private Cuil Duin estate playground. More children playing will increase amounts of faults and repairs. We already cover significant amounts for the service and insurance.

9. 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.

10. We feel that our privacy would diminish due to location of our house. The visitor of the new development will be able to view directly into our living room and bedroom.

11. TLC residents have little yard to grow vegetables. Erection of the proposed building will block sunlight to their land.

12. Currently Cuil Duin residents struggle with burglaries to their backyards and houses. Community centre will increase influx of people who are prone to antisocial behaviour. Currently the residents may easily observe strangers wandering in the estate in potential search of prospect house for breaking into. After opening of community centre it will be more difficult. In addition to that, presence of Gardai in the area is not often because of lack Garda Station working in late hours. The nearest are in Clondalkin and Tallaght.

13. Please consider the entire area traffic. 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. Citywest Avenue has entire lane blocked by parked cars, as developer of U Apartments has not created enough parking spaces. Additional creche and community centre will permanently block the area.

14. There is error in „Road layout plan, general layout”. Cuil Duin Avenue properties have been presented with incorrect layout.

15. Even if developer wishfully hopes for the new environmental standards kept by the visitors of the prospect site, it is not true that the traffic in the area will be dominated by cyclist. Please refer to the attached pictures, taken in the morning hours in the area. Development plans show apartments to be built along the Luas track, near the Saggart stop. Adding community centre and creche to that area will block the roads that are currently completely jammed. Parking issue is huge problem in this area.

When the Cuil Duin estate was erected, the initial prospect was showing ONLY creche in the concerned area. We would support such building if the entrance was available from different road or location, than currently proposed direction, i.e. not from Cuil Duin Avenue.

Yours sincerely

Magdalena and Arkadiusz Maruszczak

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**

Magdalena & Arkadiusz Maruszczak
10, Cúil Dúin Avenue
Citywest
Dublin 24
D24V2XA

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.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.