

548 Ballymount Road
Walkinstown
Dublin 12
D12 Y8X5

Planning Application Number SD22A/0406

To whom it concerns,

I would like to lodge my observations in relation to the above Planning Application.

My observations are:

1. This proposed development constitutes overdevelopment by its mass, scale, and in particular height and domineering effect on surrounding residential properties.
2. The precipitous scale of the proposed development would be seriously injurious to the residential and visual amenities of adjacent properties due to overshadowing and overlooking, in particular it would result in complete dwarfing of the 104-year-old cottages immediately opposite the site.
3. I further contend that the proposal does not provide an appropriate transition in scale or have due regard to the nature of the surrounding urban morphology. The proposal would appear overbearing and incongruous on the streetscape. Furthermore, I believe that the proposal would have a negative impact on the development potential of all adjoining property.

The proposed development would therefore seriously injure the amenities of all property in the vicinity and severely damage the character of the area and would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

4. The existing traffic on this local road is already far in excess of acceptable levels and this proposed development would only serve to exacerbate the situation further to an intolerable level. There is no traffic management plan with the application. How will vehicles access and leave the site on to this already congested road & roundabout. A full traffic survey including morning, evening and school peak times.

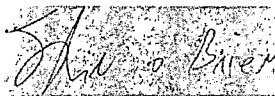
The proposal suggests very limited parking for the number of retail and residential units already the site is in an area surrounded by uncontrolled on-street parking and this proposed development would only add to this.

5. The proposed Development will cause further road congestion and will adversely affect traffic entering and exiting the extremely busy Walkinstown Roundabout. I submit that the proposed development is unacceptable as it would result in congestion of surrounding streets and endanger public safety (at the notorious Walkinstown roundabout) by reason of traffic hazard or obstruction to road users and pedestrians and would set an undesirable precedent and would therefore be contrary to the proper planning and sustainable development of this sensitive area.
6. There are no Traffic Lights or pedestrian crossing on this section of Lower Ballymount Road (L4005) and in the past, the Residents were advised by the Council that the road is too narrow to accommodate a crossing - This indicates that the road is too small for such a development as the one proposed.
7. In relation to the construction of such a large development I have serious concerns that there could be damage inflicted on the small cottages opposite this site by heavy machinery and the associated work required by the construction of the proposed development. One of the cottages closest to the proposed development is my home.
8. I am a lifetime resident of the area and consider the proposed development would severely impact on my and my neighbour's quality of life, and peaceful enjoyment of our homes.
9. In closing I would ask the Council to understand that this road is small and that many of the residents have lived here their entire lives and feel we are constantly being ignored and overlooked when it comes to traffic, planning, dumping, available parking, disabled parking, abandoned vehicles and developments in the area.

Over the years I have witnessed a peaceful residential area commercialised over time without proper forward planning and communication between the two council areas one side of Ballymount Road is Dublin City Council and the other side is South Dublin County Council) This development is premature in the absence of a complete plan for the Walkinstown roundabout area.

Thank you for your time and I look forward to a response.

Regards



John O'Brien - 3rd November 2022

Mr. John O'Brien
548 Ballymount Road Lower
Walkinstown
Dublin 12
D12 Y8X5

Date: 04-Nov-2022

Dear Sir/Madam,

Register Ref: SD22A/0406
Development: Demolition of an existing commercial two storey building and the construction of 2 commercial units with Plantroom on Ground floor level with 8 residential apartments comprising 2 one Bed apartments 3 two bed apartments and 3 three bed apartments all with private balconies over 4 floors; A communal roof garden is located on the fourth floor; Enclosed bin stores for the commercial and residential units is located at the rear of the building; 5 total car parking spaces including 1 disabled car space is provided; 8 bicycle spaces are provided at the front for commercial units and 10 no. bicycle spaces at the rear for residential units; Sustainable drainage (SuDs) roof and roof garden are provided for the development and all associated engineering and site works necessary to facilitate the development.

Location: Paintworld, 1-2 Ballymount Road Lower, Dublin 12
Applicant: Alan & Monica Holmes
Application Type: Permission
Date Rec'd: 26-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