

Colm and Geraldine Mulhall  
15 Rochfort Grove,  
Lucan,  
Co. Dublin

South Dublin County Council,  
Planning Department,  
Tallaght,  
Dublin 24

23rd November 2022

Planning Objection to 7 Rochfort Grove, Lucan, Co. Dublin SD22A/0430

To whom it may concern,

We Colm and Geraldine Mulhall of 15 Rochfort Grove are objecting to this proposed development in no 7 Rochfort Grove.

No.7 Rochfort Grove has been a rented property for number of years now. The property is already at full capacity with tenants having at least 2 to 5 cars.



This proposed development will increase the volume of tenants at the property and more cars/ vans will be parked outside. It is already causing major concerns to neighbouring properties who find it difficult to leave / gain access to their driveways in a safely manner.

Rochfort Grove is already congested with cars / vans now due to households having additional cars. By granting permission for this development, it will increase the volume in the cul-de-sac causing more problems and putting children at risk.

There is also a huge safety issue, if anything was to happen at this property especially for the fire service as they would require access the rear of the property. Under the proposed development there is no room for a fire personal or anyone to walk around the rear of the proposed development. The only way they could gain access to the rear of this property will be from the neighbouring estate or neighbouring properties.

On these grounds we **strongly object** to the proposed development.

Regards  
Colm and Geraldine Mulhall

**Colm and Geraldine Mulhall**  
**15, Rochfort Grove**  
**Lucan**  
**Dublin**

**Date:** 06-Dec-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0430  
**Development:** Change of use of the existing single storey double bay garage and store building to be used as a one bedroom dwelling with modifications to the front and side of the building to include new solar panels, windows and doors, communal pedestrian access and parking shared with the existing dwelling, reinstatement of boundary walls and pillars and all associated site works.  
**Location:** 7, Rochfort Grove, Lucan, Co. Dublin  
**Applicant:** David & Amanda Cooke  
**Application Type:** Permission  
**Date Rec'd:** 14-Nov-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](http://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](http://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. Furney  
for **Senior Planner**