

Planning Application SD 22A / 0430

Dear Sir / Madam

I am requesting that the planning application for 6 Rochfort Gate, Lucan, Co. Dublin be refused again on the same grounds it was refused before.

- 1) Safety Issues in Cul de Sac (no safe turning point)
- 2) Insufficient space to cater for the vehicles that are currently at this property never mind any additional vehicles, leading to street parking (Photos attached)
- 3) Insufficient space for street parking without endangering pedestrians, children playing etc... (Photos)
- 4) Emergency vehicles can not access this property currently without having to go through next door's property. (Seriously Dangerous + Alarming)
- 5) It is already injuring the amenities and depreciating the value of property in the vicinity as it is neglected. Large bushes overgrown, holes in roof of building with mice and possibly rats running in and out.
- 6) Existing house on this property has been rented out to tenants for years. There are serious concerns with the amount of vehicles that are currently belonging to the existing tenants already in this 3 bedroom semi.
2 Huge Vans and also 2-3 cars which I have included photos to show that it is extremely dangerous as it is, without adding more vehicles. This is an accident waiting to happen.
- 7) Landlord has been approached numerous times to address these concerns and they couldn't care less.
- 8) Suspicious activity coming and going from this

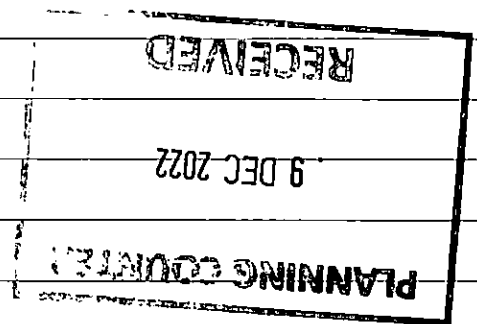
property and regular parties which only brings more vehicles.

Police have been regularly called by surrounding neighbours.

We strongly object to this planning application as it was refused twice before on the same grounds of safety within the Cul de sac. The Cul de sac has not increased in size but the volume of vehicles in this property and surrounding properties have.

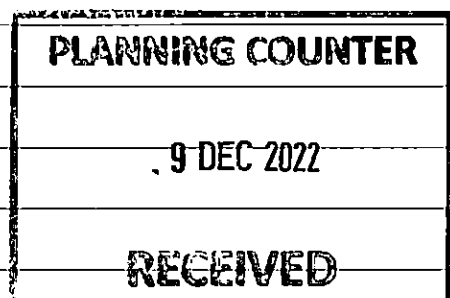
Cul de Sac is like a Car Park for this property this application has to be refused.

Regards
Antoinette, Richard Robinson
6 Rochfort Grove,
Rochfort Downs,
Lucan,
Co. Dublin



Reference numbers of previous Refusals:

S D 03A / 0599
S D 18A / 0453
CE18 / 0061



Antoinette & Richard Robinson
6 Rochfort Grove
Lucan
Co. Dublin

Date: 09-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.

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,


for Senior Planner