

Terry & Frances Doyle  
11 Muckcross Avenue  
Perrystown  
Dublin 12

Planning Section  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

**Date** 14<sup>th</sup> December 2022

**Planning Reference Number;** SD22A/0455

**Proposed Development;** Demolition of the existing structures (total 98sq.m) and the construction of three detached, storey and a half dwelling houses and connection to mains water and public sewer, widening of the existing vehicular entrance; new gate and all associated site works.

**Location;** Laneway of Muckcross Avenue, Perrystown, Dublin 12.

**Applicant (s);** Kristian Hogan, Ciara Dolan & Jarlath and Kevin Dolan

Dear Sirs,

We are writing this to object to the proposed development by the applicants for the following reasons.

**Size-Visibility & lighting.**

The proposed development is down a very narrow unlit laneway which can only accommodate one way traffic at a time. This has been stated by the council planning officer on previous occasions and the many objections by the local residents surrounding this site.

This site is wholly unsuitable to support the development of 3 new dwellings as this will generate additional traffic both pedestrian and vehicular.

There is no capacity down this narrow laneway to add the facilities that would be required to accommodate this development, such as a footpath and street lighting. There is already poor visibility in this laneway due to high walls of the surrounding back gardens/garages.

This lack of facilities combines to give rise to a danger to both pedestrian and vehicles using the laneway by way of a traffic hazard which will be amplified if these dwellings are built.

Currently vehicles often meet head on down this laneway and either party has to reverse back further down the laneway to try make room for the incoming vehicle or else reverse back out onto the main road i.e. Muckcross Avenue which is very dangerous as you are reversing onto a busy road into oncoming traffic.

This is currently happening with the residents who use the garages adjacent to the proposed site and there has been many a near miss with cars both coming down the laneway and reversing back out onto the main road.

There is no room anywhere to pull in should one meet oncoming traffic

The development of this site will give rise to additional traffic as there will be multiple cars associated with each of the proposed dwellings which in turn will pose a danger to pedestrians out on the main footpath on Muckcross Avenue as there is no way of seeing if there is any vehicles coming out of the lane.

The entrance to this laneway is also very narrow and will lead to congestion out on the main road when vehicles stop to turn down it.

This is a totally unsuitable place to build 3 separate dwellings such as is being proposed by the applicant.

These dwellings will be built down this narrow lane with no outside views other than those of the adjacent houses back garages and back garden walls.

This will be like a compound of sorts as the applicant is seeking to build within the existing high walls that surround the site presently

### **Privacy.**

As this new development has changed significantly from the previous plans for a single storey house to a storey and a half, which may as well be 2 storeys, this gives rise to significant concerns for us as residents adjacent to this site as these dwelling's if built, will be able to overlook into our property and that of our neighbours.

We currently enjoy a great deal of privacy but this will be seriously eroded should these dwellings be built.

They will be in very close proximity to our houses and will be able to see straight into not only the 1<sup>st</sup> level of our house but even more so directly into the 2<sup>nd</sup> level i.e. the upstairs bedroom/bathroom.

### **Drainage.**

Drainage here is a problem and is on record with South Dublin County Council in their SUDS report. The current use of this site does not give rise to any drainage problems as water use on site is minimal, whereas the water outflow from 3 separate dwellings in constant use each day will be a significant increase than at present and will give rise to much more drainage issues.

Surface water runoff from these dwellings will be a big issue as there are no drains on this site nor any ability to connect to one and there is only the one public rainwater drain in the centre of the laneway

### **Access for emergency vehicles.**

This laneway is as stated, very narrow and therefore emergency vehicles will find it very difficult to manoeuvre down this laneway as there is insufficient room for trucks/vans to turn about down there. The laneway width is barely larger than a family sized car/van and simply cannot support large emergency vehicles should one or more need to access this laneway.

If this proposed development was to require the services of the fire brigade due to a major incident, there is no way that several fire trucks and ambulances could ever all fit down this narrow laneway.

Should, not only the proposed development require the services of the fire brigade/ambulance but if any of the current surrounding houses need the use of the fire brigade/ambulance to gain access to this laneway at the same time that the proposed development may also have called out the fire brigade, this would create an extremely dangerous situation for all concerned as there would simply be nowhere for these emergency vehicles to fit.

As residents that are directly opposite to this site and ones that will be adversely affected by the construction of this proposed development, we would greatly appreciate if you would kindly take into serious consideration our concerns when making a decision on the application.

**Terry & Frances Doyle**  
11, Muckross Avenue  
Perrystown  
Dublin 12

**Date:** 15-Dec-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0455  
**Development:** Demolish existing structures (total 98sq.m) and construct three detached, storey and a half dwelling houses and connect to public sewer, widening of the existing vehicular entrance and new gate together with all ancillary site works and services.  
**Location:** Townland of Perrystown, (laneway of, Muckross Avenue), Perrystown, Dublin 12  
**Applicant:** Kristian Hogan, Ciara, Jarlath & Kevin Dolan  
**Application Type:** Permission  
**Date Rec'd:** 07-Dec-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**