

C Nolan
9 Muckross Avenue
Perrystown
Dublin 12

**Planning Section
South Dublin County Council**

19th December 2022

**Planning Reference Number: SD22A/0455
Location: Laneway of Muckross Avenue, Perrystown, Dublin 12.
Applicant (s): Kristian Hogan, Ciara Dolan & Jarlath and Kevin Dolan**

Dear Sir/Madam,

I wish to lodge my strong objection to the proposed development by the applicants.

The site where this development is to be built is only accessed by a narrow unlit laneway.

This is not an acceptable main entrance for a dwelling of any kind.

There is no room for two way traffic to be accommodated in this laneway as it can only support one way traffic at a time.

Given the very narrow width of this laneway, it is not possible to provide a footpath for pedestrian access down to the proposed development which would be needed. Street lighting would also need to be installed all the way down this laneway not just 1 lamp as proposed by the applicants outside the dwellings but there is nowhere to facilitate its installation.

The laneway at night is completely dark, there is no visibility and is very dangerous as it is, without the hazard of extra vehicular/pedestrian activity that would be generated from these new dwellings.

This laneway floods very frequently during rain and adding additional properties down it will only serve to make this problem worse.

Given the close proximity of this narrow laneway to my property, the noise levels from the vehicles that will be used in the construction of these dwellings and the generation of dust and dirt from its construction will greatly affect my enjoyment of my property.

The months of heavy vehicle traffic that will be generated while constructing these proposed dwellings poses a serious risk of damage to my property as this happened before when the proposed site to build these dwellings on was used as a builder's provider. This is on record with SDCC.

The water pressure in our area is weak enough as it is and the addition of 3 extra houses on an already heavily congested water main will only make matters worse for the existing residents.

It appears from the applicants plans that we as residents surrounding this site will lose access to our garages and other entrances/exits that are located down this laneway to facilitate the laying of new water mains and sewer pipes as the laneway will be dug up to accommodate this.

This is absolutely outrageous and cannot be allowed to proceed and there will be fierce opposition from the residents to this who use this laneway for access to their property on a daily basis.

As a resident and constituent of South Dublin County Council, I hope that you would greatly consider my objection to this application when coming to a decision on this matter

Yours sincerely,
Connie Nolan

Connie Nolan
9 Muckcross Ave
Perrystown
Dublin 12

Date: 19-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.

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