

Objection / Observation

R & H GREENE
29 DELAFORD AVENUE
KNOCKLYON
DUBLIN 16

28TH December 2022

South Dublin County Council
Planning Department
County Hall, Town Cntr
Tallaght,
Dublin 24

PLANNING COUNTER

04 JAN 2023

RECEIVED

Re: Planning Application SD22A/0444 Knocklyon Road Greenspace (Delaford Avenue rear)

To whom it may concern,

We, Ray & Helen Greene wish to submit our objection to the above planning application, in relation to the four proposed 2.5 storey houses on the greenspace - Knocklyon Road, immediately adjacent to Delaford Avenue & Knocklyon Heights, opposite the Gaelscoil, Knocklyon Road.

The proposed area is not suitable for a number of valid reasons. This much cherished greenspace was afforded to the community back when the original houses were being built, 50 yrs ago appx, and is integral to the community both as a "play space" for kids in the area, who do use this amenity throughout the year and a pure space for spatial enjoyment. New young families have moved into this area and enjoy the freedom to play with their kids on this space, or in some cases dogs or both. We also see it a local "landing space" for ppl to utilise while walking etc – stopping for chats, and the kids of the school would use during the year, if parents are chatting etc outside of the school and children wanted to run about, safely. This is something we have noticed due to the number of ppl working from home, with more time for activities with younger kids, local people can savour the safety this space brings with it, being a little back from the road and with no other dangers from another direction. It has always been used for this purpose of enjoyment and needs to continue that way.

As the new development of the Gaelscoil has taken a sizeable portion of the main green from Delaford Park, and the local football club also utilising the large remainder of Delaford Park regularly on the other half of the green, there is no greenspace immediate that "doorstep residents" can utilise – as Delaford park is almost in consistent use throughout the year into evenings (with the exception of school holidays). Meaning it can be difficult for residents living in and around Delaford, Knocklyon Park, Close etc , Beverly & Idrone estates to utilise Delaford Park.

The greenspace layout & this local area around Knocklyon Heights & Delaford Avenue estates are also quite sloped. We do suffer from high water concentrations and spot flooding both a couple of yards from the traffic lights opp Delaford Avenue entrance and also, inside of Delaford Avenue. And as the years roll by, this getting significantly worse. Water drain and soakage is vital for this small catchment area in our opinion, living here. Removing yet more land to soak the ever growing rain downpours we see yearly is not an option, There is an abundance of wildlife, foxes, hedgehogs etc and the large and wide bird population that depend on these mini eco spots, like we have on this Delaford greenspace. We already lost trees and habitat locally due to recent work on the school expansion.

Any development on this greenspace site will also overlook, quite drastically - the houses of Delaford Avenue & Knocklyon Heights, as there is simply not enough space to wedge in these particular expansive houses. The impact alone to light and privacy will be erased completely for existing residents. The height elevation of the land will further add to the enormous impact the planned houses will bring to already existing homes. With the new houses, also proposing to have their own greenspace on the grass verge at the back of Knocklyon Heights isn't really conceivable either ? Having driveways pretty much a few feet and on top of pedestrian lights, a busy school, and entrances to two existing housing estates is not suitable from both a safety and usage point of view. The existing greenspace is also acting a "break" on the Knocklyon road which is how the area was designed originally. This planning application looks to be overseeing the fact of distances from already established houses, that should be 22 mtrs, and the encroaching height of the proposed houses will drown out any sunlight which we get at this stage. With the Gaelscoil expansion, its already evident with traffic in the mornings and afternoons, some questionable driving in and around the school where the houses are proposed and people using Delaford Ave as a drop off, again driving hastily in Delaford & Knocklyon Heights estate as ppl scramble for parking. With the local access walkway from Delaford Avenue to run in alongside the development couldn't be considered as a greenspace which is a requirement for these new houses (?) either. Parking is another factor to consider, as the proposed development looks to be quite crammed, its plainly evident its not practical to be situated here, there isn't the space.

To summarise for ourselves, the most fundamental facts of the matter are, that this greenspace is not suited to any development due to the usage and amenity it affords the area and for it to continue to fulfil its original intention for what it brings, to both doorstep residents, and other residents of our wider community – it is and should continue to be a community greenspace and playspace. There has been much talk within the area due to the timing of the application and the real and genuine upset and concerns for local residents who will be greatly impacted. This greenspace has been established since this area of Knocklyon was built, and purposely allocated as greenspace originally, not for rezoning, to which it should continue forever more. The planned development will erode the local synergy of the area and what the space brings to people living beside it and people who use it regularly.

Thank you.

Regards,
Ray & Helen Greene.

R & H Greene
29, Delaford Avenue
Dublin 16

Date: 04-Jan-2023

Dear Sir/Madam,

Register Ref: SD22A/0444
Development: The provision of 4 no. 5 bedroom 2.5 storey semi-detached houses and associated car parking, private open space, site landscaping, connection to existing services as well as the provision of vehicular access from Knocklyon Road and all associated site development works.
Location: Knocklyon Road, Knocklyon, Dublin 16.
Applicant: Pathway Homes Ltd
Application Type: Permission
Date Rec'd: 24-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,

M. Furney
for **Senior Planner**