

Attn: SDCC Planning Department, County Hall, Tallaght, D24 A3XC

Re: Planning Application Ref. SD 22A/0455 dated 7/12/22. Laneway off Muckcross Avenue – Demolish existing structures (total 98sqm) and construct 3 detached storey and a half houses.

Dear Director of Planning,

I wish to lodge an objection to the above proposal on the following grounds:

1. It is an over intensive development of this back-land site.
2. Proper and safe access to the site for the proposed development is not demonstrated in the planning application documents.
3. The planning application misrepresents the traffic situation at the site. Rather than all-day usage of the existing narrow service laneway, as suggested, current usage is intermittent, related to school times and with little or no usage at the weekends when the mini buses are parked-up. The current level of usage bears no realistic comparison with the ordinary comings and goings, by cars, cyclists, pedestrians, courier vehicles, public service vehicles, etc. associated with three family dwellings.
4. It is difficult to conceive how the applicants could possibly achieve acceptable Taking-in-Charge standards for the narrow shared service laneway to the development.
5. Although the application is lacking in detail on the point, it appears to imply that my rear garden wall will be demolished as part of this proposal. This is completely unacceptable and cannot be done without my agreement. I might add that the rear walls of my several neighbours could also be impacted, it would appear. In my case the applicant's predecessors built a lean-to shed up against the garden wall and my fear is that the whole wall will be illegally demolished if permission is granted. My rear garden wall not alone provides essential and well established privacy and seclusion for the use and enjoyment of my dwelling and garden, but also, is covered by and supports a diverse range of mature trees, shrubs, ground plants and creeping plants, as shown in the attached photos. My rear wall is also home to many varieties of native birds, who nest there annually.

Yours sincerely,

David Garvey.

3<sup>rd</sup> January, 2023.



Property owner of 30 Rockfield Avenue, Perrystown, D12Y956.



Sent from my iPhone





Sent from my iPhone





**David Garvey**  
30 Rockfield Avenue,  
Dublin 12.

**Date:** 04-Jan-2023

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.sdublincoco.ie](http://www.sdublincoco.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.sdublincoco.ie](http://www.sdublincoco.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**