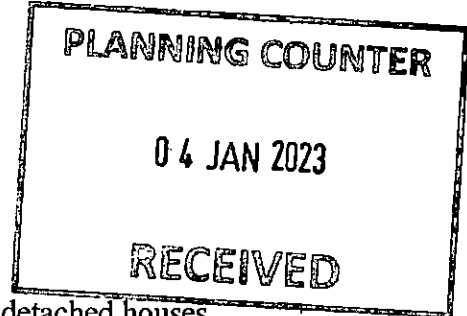


5, Knocklyon Heights
Knocklyon
Dublin16
D16Y2T4

2nd January 2023

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24



Development: Provision of 4 no. 5 bedroom 2.5 storey semi-detached houses

Location: Knocklyon Rd. Dublin 16

Planning Ref. No. SD22A/0444

Dear Sir/Madam

I am submitting herewith an observation/objection re the above planning application and enclose the fee of 20 euro.

The points on which I base my objection are as follows:

Public Open Space - destruction of.

The Public Open Space for which planning is sought for the proposed development has been in use for almost fifty years as a public amenity space. It is dedicated to the County Council as Public Open Space - originally denoted a Play Area in the Land Registry map -and has since been regularly maintained by the Parks Department. Moreover, there is public lighting along the pathway between Delaford houses and Knocklyon Heights.

This pathway is a valuable pedestrian route to the shops, church etc and was part of the planning of the overall Knocklyon estates, interconnecting each one, but with separate access for each. The proposed "private" landscaped area is on a designated public area on the Knocklyon Heights side of the path. This is preposterous and in fact impossible. The proposed "private" landscaped area is merely a sloped wide grass verge behind the boundary walls of Knocklyon Heights. The development seems to envisage the public walkway between this "private" landscaped area and the proposed development. This is totally unrealistic and contravening all existing Public Space dedication as stated by the County Council.

The contention by the applicants that the the proposed development would "utilize a currently under- utilized site" is incorrect and presumptuous. It shows a total disregard for the impact it would have on the local residents. The open space is regularly used by families with small children and by grandparents taking children for walks, as well as just enjoying the outdoors and the wildlife which can be observed in plenty, often by residents not wishing to cross the road to the larger

Delaford Park.

The statement that the proposed development is a positive contribution to the local streetscape is contrary to previous written statements from SDCC that the Public Open Space provides a valuable visual break along the re-aligned Knocklyon Road. Again, this is an erroneous assumption by the applicants.

The history of the Public Open Space goes back to the original development of the Knocklyon estates. It was stated at one point that the usage of the Open Space at Delaford could not be changed without planning permission to alter its status. So, was this planning permission ever sought? Clarity is needed on this point.

Vehicular Access, Traffic Congestion and Safety

Direct vehicular access onto the Knocklyon Rd. is a serious safety concern. It is worth remembering that there is no direct vehicular access for houses along this part of the Knocklyon Road, and it works very well for residents. The proposed development would be situated between two busy junctions at Knocklyon Heights/Knocklyon Road, and Delaford Avenue/Knocklyon Road. In addition, there is a lot of traffic movement at the new Gaelscoil, around drop-off and collection times. The roadside pull-in outside the school seems quite inadequate, and further vehicular access across the road would provide for more hazards. There has already been an accident, necessitating calling the Gardai, and ambulance service. There is already an overspill of Gaelscoil traffic onto Knocklyon Heights, causing some inconvenience to residents. This could be exacerbated by further private access to houses opposite the Gaelscoil.

Both the construction works and proposed vehicular access to the new houses, would of necessity require the felling of four beautiful almost-mature lime trees which are a huge aesthetic contribution to the streetscape. I will refer to this more thoroughly in a paragraph below.

The Diminution of privacy, overlooking, and blocking of sunlight from Delaford Avenue houses.

The proposed new houses would in effect be three storey houses. Before any measuring of ground levels etc, it is clear that this proposed application would be a gross intrusion into the privacy of the homes backing on to the "site", as they would be completely overlooked.

Furthermore there would be a complete blocking of the afternoon and evening sun, already seriously impacted by the presence of the new Gaelscoil, which already blocks much of the afternoon sun from the houses backing on to the proposed "site". This would be a grievous infringement of the quality of life of the residents so affected. The developers' proposals show scant regard for the adverse affect of their plans on the lives of the existing community who have enjoyed a pleasant amenity and the privacy of their houses and gardens for almost fifty years.

Incidentally, the applicants seem to think that the sun sets in the north. Their orientation is erroneous.

Design

The proposed development is inappropriate in the context of the surrounding housing. The

surrounding housing is mainly two storey, three-bedroom with low-pitched roofs. This proposed development is out of scale with its immediate environment. Think of shoe-horning The Ugly Sisters' feet into Cinderella's dainty slipper. It has no sensitivity and it would not work.

Flood Risk

The Council will be aware of frequent flooding on Knocklyon Road, near the junction with Delaford Avenue, most recently just a few weeks ago. The applicants have stated that the proposed development would not result in any change of risk. This has to be questioned. Any removal of absorbent topsoil would without doubt exacerbate the problem, given that the Open Space is already wet and sodden for much of the winter. There are sloping sites in Knocklyon Heights and some sloping in Delaford with different levels back and front; there could be water-logging in back gardens, as an unpleasant consequence of building and ground disturbance.

Tree retention

We lost magnificent two hundred year old lime trees, in addition to other beautiful mature trees and cherry blossoms due to the development of the Gaelscoil. So far, they have not been replaced, although there have been assurances that they will. There are four beautiful semi-mature lime trees along Knocklyon Road, alongside the Public Open Space, giving an avenue effect and enhancing the streetscape. If permission were to be granted, it would seem unavoidable for these to be felled. It is a bit ironic for the Council to advocate the value of a pleasant streetscape and the "green lungs" of the greater Dublin area, so beloved of environmentalists to be retained, while they might give serious consideration to applications such as this one.

There are several very old and beautiful trees just over the back boundary walls of Knocklyon Heights. Their preservation must be ensured. The applicants speak of a "private" landscaped area. Under no circumstances, should this (if granted) allow for the felling of trees. This is a matter of the utmost importance.

Boundary walls

There is a proposal that the existing boundary walls of Delaford Ave. and the proposed boundary walls of the new houses should be shared. This is questionable. The existing walls are almost fifty years old and probably would not meet current building regulations. Any disturbance due to building work, could render them unstable. If so, who would be responsible for repair, or if the idea of a shared wall was pursued who would be liable in case of accident?

Facing the proposed "site", where would the boundary wall be, in relation to the side of the proposed house to the right?

How near would it be to the public pedestrian path? How high would it be?

These are matters that impact on all the existing residents.

Concluding points

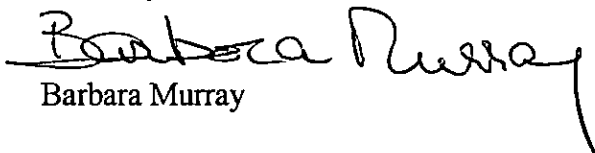
This planning application is unacceptable in every aspect, mainly its inappropriateness for the

location.

I would like to point out a few general observations in conclusion. The applicants have shown a total disregard for local residents in their plans and for the original Planning Permission. The proposed development, if permitted would have an adverse impact on a long-established residential area. This area has a very stable community, the Delaford houses being nearly fifty years old. Many grown-up children of the original residents now wish to return to the area, having set up families of their own, and having young children. Certainly there is not enough housing supply to make this easy, but the provision of four very large, three storey houses, is not of any help to young people wishing to set up home in their own community. Therefore, one has to assume that the objective is simply to parachute four inappropriate houses into an area, without due consideration of local residents' wishes, or in fact of the impact on the existing built environment.

South Dublin County Council should not grant planning permission to the applicants for these houses.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Murray". The signature is written in black ink and is positioned above the printed name.

Barbara Murray

Ms. Barbara Murry
5 Knocklyon Heights
Knocklyon
Dublin 16
D16 72T4

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,


for Senior Planner