

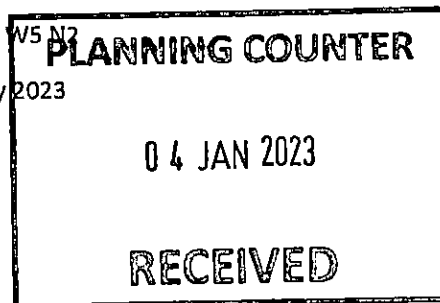
By Hand.

1 Knocklyon Heights,

Templeogue,

Dublin 16. W5 N7

3rd January 2023



South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.

Planning Ref. No. SD22 A/0444no. Five bedroom houses at Knocklyon Road, Dublin 16 by Pathway Homes

Objections

Reduction of Open Space in the Area

We moved into our house, 1 Knocklyon Heights in December 1977. The proposed open space, the subject of the proposed development had been developed before we moved to Knocklyon. There was also a park of possibly 5 to 6 acres across the road to the West. We paid extra money for our house to purchase the end house, with a park across the road and the subject open space behind our house.

The park has been reduced in size over the years. Initially the M50 was constructed at the Western end of the park. This year Gaelscoil Knocklyon has been built to the West of our property. The three-storey school blocks the sunshine and in effect darkness falls about one hour earlier, due to the school structure. The park has now been reduced to less than one acre from the original 5-6 acres.

Now we are left with a small open area behind our house on which our children and grandchildren played. Pathway Homes have now applied to construct house, without any regard for the adjacent neighbours who have live in the area for 45years. This area is included in and is part of the Grant of Planning Permission by Dublin County Council, for the estate and is denoted as "Play Area "

The houses as designed are too large for the proposed area available. The existing path to the South of the area is included in the boundary of the construction area. The open space for the development is not owned by the Developers, and due to its shape and incline, could not be described as open space.

The residents of the houses on Delaford Avenue, behind the proposes development will exist in semi- darkness from early evening, throughout most of the year, based on the height of the new houses relative to the lower height of the existing houses and the less than recommended distance between the new and existing houses.

The planning application drawings indicate that the North point is in fact facing to the West. Please be aware of this when considering the application.

The new houses have been designed without any regard for the people who have lived for almost fifty years. These people probably purchased their houses based on the Planning Decision by Dublin County Council on the basis that an open area was denoted on the plans, behind their house.

Storm Water drainage.

There is a design problem with the Stormwater drainage on the Knocklyon Road between Knocklyon Heights and Delaford Avenue, which runs past the proposed development. South Dublin Co. Co. are aware of this but have done nothing in 45 years to solve the problem. Three to four times a year, a flood occurs North of the junction of Knocklyon Road and Delaford Avenue, on the road. The drainage in this area appears to be unable to remove the water coming down the hill on the road from the South. The water backs up and overflows from the road gullies both sides of the road, opposite the proposed development area. This flooding is likely to occur more often in the future due to climate change, the increased area of road at the drop off area at Gaelscoil Knocklyon and any development of the Play area.

Car Parking

It is likely that there will be a serious problem with Car parking in the area. The plans propose one car parking space per dwelling, for five-bedroom houses. Cars will then be parked in Delaford Avenue, Knocklyon Heights along Knocklyon Road beside the proposed development and in the drop off area outside Gaelscoil Knocklyon.

I believe there was a Road accident outside the school in December. There was an accident at the junction of Delaford Avenue and Knocklyon Road, about twenty-five years ago, when a cyclist was killed. There is just too much traffic in the area, particularly at school opening and closing times.

I hope that someone in the Planning Department will accept that the area proposed for development, has been and still is Public Open Space and that to allow construction to proceed on the area is totally unjust to the adjoining residents of almost fifty years.

We enclose €20.00 fee in the above connection.

Michael Lomair and Linda Treacey.

Michael Treacey
Linda Treacey

~~086 234 1234~~

Michael Iomair & Linda Treacey
1 Knocklyon Heights
Templeogue
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. Crowley
for Senior Planner