

E: mcdonaghfinn@gmail.com

OBSERVATION / OBJECTION

Planning Ref No. SD22A/0444

39 Delaford Avenue,
Knocklyon,
Dublin 16 (D16R2K8),
03rd January 2023

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

Development: The provision of 4 no. 5 bedroom 2.5 story 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.

Dear Sir/Madam,

We, Finn McDonagh and Ciara Donovan of 39 Delaford Avenue are submitting an observation / objection in relation to the above planning application with an enclosed fee of €20.

Introduction

I was born and reared in Delaford Park, no more than a 5-minute walk from the green area where a planning application has been submitted (SD22A/0444).

Being fortunate enough to be able to purchase a house in the same estate in 2020, one of the key selling points of the house and area was the green space that backs on to our current home.

Having grown up in the area and utilised this green space for the majority of my childhood playing sports, it seemed a perfect fit for a young family to purchase a house with such an amenity available for kids for recreational use. This green space forms an attractive green and open setting which enhances the character of our neighbourhood. It also provides the sentiment of community and improves the overall visual amenity of the area. A change from the use as previously described by both South Dublin County Council and An Bord Pleanala as "Public Open Space", which we were led to believe could never be developed on to the newly proposed 4 no. 5 bedroom 2.5 semi-detached houses would fundamentally alter the character of the area.



Reasons for Objection:

- Recreational Space for the area
- Traffic Congestion
- Design of proposed development
- Infrastructure
- Impact to our property
- Environmental impact

Recreational Space for the area

- This open green space is valued as one of the few green spaces available for recreational use for residents of areas such as but not limited to Delaford Avenue, Lawn, Drive, Grove and Knocklyon Heights.
- Since our time in Delaford Avenue, it is evident to us that this green space is utilised daily by wildlife enthusiasts (observing birds in the high trees adjacent), dog walkers, families with young kids etc.
- Although we support the new Gaelscoil development across the road, this too removed open green space which was once valued for recreational use. With this proposed development, it will further reduce the open green space within the area.
- With a limited amount of green space for current and future generations to develop their childhood upon, it seems unjust to squeeze 4 oversized dwellings onto this plot of land.

Traffic Congestion

- While working from home since the pandemic, we have observed the vast quantity of vehicles that travel the Knocklyon Road daily, particularly during school peak times (morning and afternoon) and we feel the addition of 4 no. 5 bedroom homes in the on Knocklyon Road, adjacent to the new Gaelscoil would be a serious safety concern and a complete disregard for the safety of residents and children
- It would not be unreasonable to assume there could be in the region of 08 – 16 additional cars (parents & young professionals), needing space to park, in a development that has an allowance of 4 car parking spaces. This will result in on-road parking and/or estate parking, therefore additional traffic congestion
- Having been the victim of a serious road accident in this residential area as a child (knocked down by a truck at the age of 6), additional vehicle movement increase road safety concern and hazardous conditions, especially with the Gaelscoil adjacent to the proposed development.

Design of Proposed Development

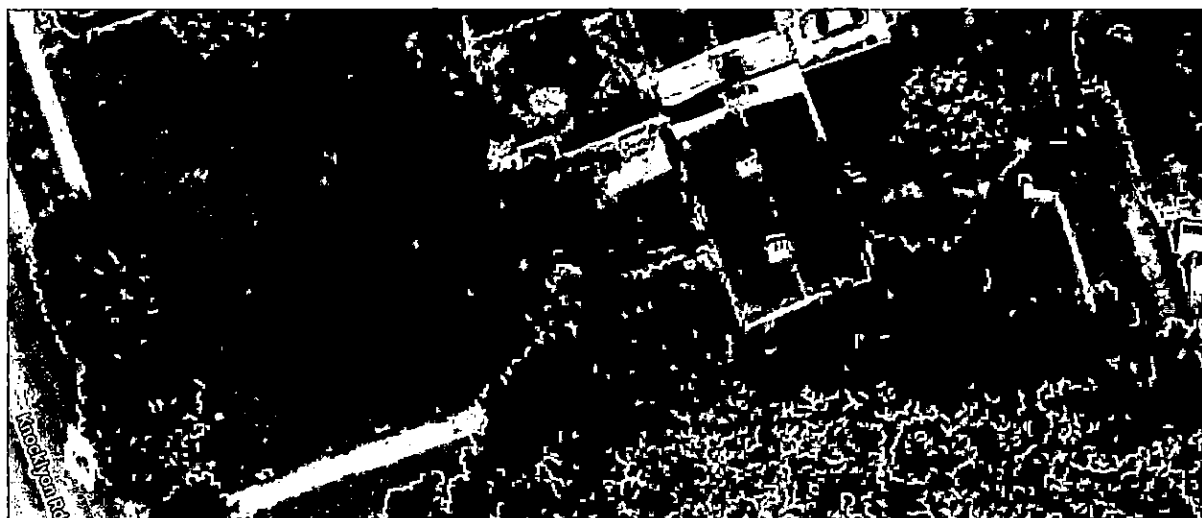
- Contrary to planning regulations that states a proposed development must facilitate a 22M distance from first story window to first story window between two dwellings, the proposed distance on the current plans is roughly 19.3M
- The tall town house style dwelling, does not conform to the dwellings in the area

Infrastructure

- With recent developments in other areas of Knocklyon, most notably the development on the former Cosgrave Estate, development at Homeville across from Morton's pub (which is currently on hold mid development) and the newly proposed Scholarstown House development, roads are already overcrowded. With a limited public transport infrastructure currently in place, I feel that developing the area further with housing projects will be detrimental to the already precarious road network

Impact to property

- The current proposed development sits roughly 3.7M above our house. It is quite evident from the elevation drawing submitted as part of the planning (dwg no. 180201-03-200), we will be completely overlooked if this development is pursued.
- Although there is a sunlight analysis included in the development plans, this is not an accurate representation of the impact this proposed development will have. As it stands, the trees adjacent to our home prevent sunlight reaching our garden for most of the day, see screenshot below. As the sun reaches the back of the house in the afternoon, the new Gaelscoil impedes further sunlight, until the sun begins to set in the west towards the M50. The proposed development would eliminate sunlight in our garden, given its location and height.



Environmental Impact

- The green area in question and the Knocklyon Road at this specific location are already a water logging and flood risk. Construction works at this site, would be detrimental, not only to the road area outside of the proposed development, but also to the surrounding houses and back gardens with regards to potential flooding and water logging.
- With the proposed development, there would be a significant impact to foxes' lane (laneway between the back of Knocklyon Heights and back of Delaford Avenue) which is a public walkway thoroughfare.

Conclusion

Upon purchasing our home on Delaford Avenue, we were led to believe this was a public open green space for recreational purposes, which was a key driver in our decision to purchase our house.

The proposed development, which is completely unsuitable for the small area that it is seeking planning, is completely unjust and detrimental to the area in question.

We are strongly opposed to the development plans and believe the planning should not be permitted to the developer, based on the reasons listed above.

E: mcdonaghfinn@gmail.com

Kind Regards,

Finn McDonagh
Ciara Donovan

Finn McDonagh & Ciara Donovan
39 Delaford Avenue
Knocklyon
Dublin 16
D16 R2K8

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