

Mr Alan Moran
8 Knocklyon Heights
Knocklyon
Dublin 16

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



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.

Applicant: Pathway Homes Ltd.

Planning Ref: SD22A/0444

Dear Sir/Madam

We Alan and Grace Moran are hereby submitting an objection to the above planning application, and we are enclosing the appropriate fee of €20.

We object to the proposed development on the basis of the following:

1.0 Traffic Safety

There are already clearly evident traffic safety issues on the section of the Knocklyon Road directly outside the proposed development.

There is no designated car park for the Gaelscoil, the adjoining Montessori or the Delaford Park football pitches and this results in cars being parked on both sides of the main Knocklyon Road and also in the immediately surrounding estates of Knocklyon Heights and Delaford (both at weekends and at drop off and collection times during the week). Visibility for both drivers and pedestrians is already seriously obstructed. This is already a major health and safety issue that will only deteriorate if the proposed development proceeds.

The proposed development provides for two vehicular access points onto Knocklyon Road and 4 car spaces. It is highly likely four spaces will not be enough for the four houses and there is no provision for visitor car parking which will inevitably mean that cars will be parked along the main road further contributing the traffic safety risk.

The proximity of the two vehicular access points between the entrances to Delaford Avenue and Knocklyon Heights, opposite a school with a manned warden crossing and adjacent to a pedestrian crossing will lead to further obstruction and congestion at peak times.

Overlooking and overshadowing

The proposed design does not provide an adequate distance between the existing houses to the rear and the back of the proposed new dwellings. The proposed distance is 19.24 m and is less than the required 22 m. The proposed height is also excessive and will impact the natural daylight and privacy of the existing houses to the rear.

If granted the proposed development will diminish the natural daylight and sunlight afforded to the houses that back on to the site. These houses have already been affected by the construction of the Gaelscoil, which the community supported, however the proposed development will clearly diminish the quality of natural light and privacy enjoyed by these homes for a period of 50 years.

The proposed height is excessive relative to the surrounding properties.

Public Amenity / Open Space

The open space on which the development is proposed has been enjoyed as an amenity by the local community for almost 50 years. This open space was part of the original planning permission and reflected proper design principles in delivering open space for residents. There have been no new amenities such as playgrounds delivered in the Knocklyon area despite the continued development on open space within the local area. The limited pockets of open space within Knocklyon should be preserved and not subject to over development.

Flooding

There is clear evidence of flooding on the Knocklyon Road during any period of adverse weather. The level difference between the existing and proposed houses is also likely to lead to flooding issues in back gardens.

In summary the proposed development is not acceptable on the grounds of

- Traffic safety
- Overlooking and overshadowing
- Inadequate distance between proposed and existing houses
- Flood Risk
- Contravention to the zoning of the site

Kind regards

A handwritten signature in cursive script, appearing to read 'Alan Moran', written in dark ink.

Alan Moran
8 Knocklyon Heights

Mr Alan Moran
8 Knocklyon Heights,
Dublin 16.

Date: 06-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**