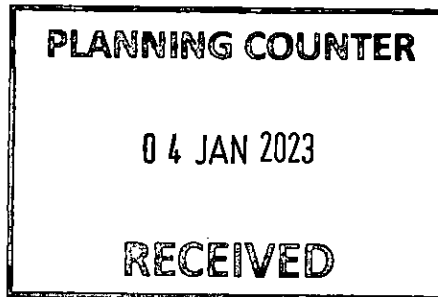


Mr Frank Moran  
21 Delaford Avenue  
Knocklyon  
Dublin 16  
D16F7V2



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 Frank and Bridie Moran are hereby submitting an observation / objection to the above planning application and we are enclosing the appropriate fee of €20.

We have been residents in Delaford Avenue since the early 1970's upon completion of the estate by McInerney. A critical element of the original design of the Delaford estate and adjoining estates of Knocklyon and Idrone was the provision of dedicated open space for recreation of local residents.

The area of the proposed development is situated on an area of open space that has been utilised by residents for the past 50 years. Furthermore, the area was included and denoted as 'Play Space' on house purchase agreements provided to residents at the time of purchase. This is the basis under which the original houses were sold to the purchasers and how this space has functioned ever since.

I wish to highlight the following specific concerns:

### **Traffic and Obstruction of views**

The proposed development shows not one but two vehicular access point directly on to the Knocklyon Road and is in close proximity to the entrances of both the Delaford and Knocklyon Heights estates and is directly opposite the new Gaelscoil. The immediate area already suffers from a number of parking and road safety issues in particular at school drop off and collection times and also when sports training and matches are ongoing in Delaford Park. This is of course a necessity for young children attending school and sports but we have serious concerns of the additional risk posed by introducing a further two vehicular access point on a section of roadway that regularly has cars parked on both sides as do the adjoining estates.

There are four car spaces identified on plans supplied. There is a high probability that there will be more than one car per unit and therefore it is inevitable that there will be a parking required on the grass verge or the road itself. There is no visitor parking which will further increase this serious issue.

Dr. Susana Meade of Transport Infrastructure Ireland in a recent contribution in the book 'Housing in Ireland' has highlighted there is a 4% traffic accident risk for every new vehicular entrance created onto a public road.

There was a recent accident on 06/12/2022 at the entrance to the new Gaelscoil involving two vehicles during morning drop off. This was attended by the ambulance and fire services. There was also a fatal accident at the entrance to Delaford Avenue off the Knocklyon Road in 1980 when there was much less traffic on this section of road.

### **Flood Risk**

The risk of flooded and waterlogged rear gardens will be significantly increased as a result of the proposed development. There is a change in level heights between back gardens of the existing houses and the new development.

The council will also be aware of frequent flooding that regularly occurs on the Knocklyon Road close entrance to Delaford.

The statement by the applicants that the proposed development will not result in a change in risk of flooding is an incorrect statement and is not borne out of examining the site and the existing conditions.

### **Lack of amenity**

Knocklyon has witnessed a sustained expansion of housing supply over the past decade but despite this there has been no play facilities/ playground delivered in the immediate Knocklyon estate for the benefit of the local residents.

## **Zoning**

The site is Zoned 'Existing Residential' in the South Dublin County Council Development Plan 2022-2028 the objective of which is to : 'to protect and improve residential amenity' and furthermore it states in the Implementation Monitoring Document that 'it should be ensured that residential amenity is not adversely impacted as result of a proposed development'.

The proposed development does not meet these objectives as it does not improve the residential amenity and residential amenity would be adversely impacted as a result of the proposed development.

## **Design**

The proposed design is not in keeping with the surrounding houses. The proposed height will inevitably negatively impact the privacy of the adjoining houses and gardens through direct overlooking.

Furthermore, the line of houses 25-39 Delaford Avenue, have already been impacted both in terms of a diminished view and a reduction direct sunlight as a result of the construction of the new school.

The suggested distance in terms of separation between the proposed development and existing houses is inadequate and does not comply with the requirement for a minimum of 22 m between the opposing first floor windows which remains a requirement of the South Dublin Development Plan 2022 – 2028. The proposed design only provides for a distance of 19.24 m and therefore does not comply. As stated above this will impact on the natural light and privacy of the existing houses and gardens.

The proposed roof lights will clearly cause overlooking issues and the design shows little or not regard for the adjoining houses.

The proposed development is 5.85 m higher at ridge height when compared with 21-23 Delaford Avenue.

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

There has already been a significant reduction in open space with the development of the M50 through Delaford Park and the construction of the new Gaelscoil. The remaining open space needs to be protected and preserved.

Kind regards

*Frank L Moran*

Frank and Bridie Moran  
21 Delaford Avenue

**Frank & Bridie Moran**  
21 Delaford Avenue  
Knocklyon  
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](http://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](http://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**