

OBSERVATION/OBJECTION
PLANNING REF NO. SD22A/0444

27 DELAFORD AVE.

KNOCKLYON

DUBLIN 16

5/1/2023

SOUTH DUBLIN CO. COUNCIL PLANNING DEPT.
COUNTY HALL
TOWN CT.
TALLAGHT
DUBLIN 24

DEVELOPMENT: Provision of 4 No. 5 bedroom 2.5 storey houses.
Location: Knocklyon Rd. Dublin 16

Dear Sir/Madam,

We, Noel and Bridget O' Halloran of 27 Delaford Ave are submitting an
Observation/Objection to the above planning application and enclose the fee of 20 Euro.

Reasons for the objection.

1. Public Amenity Space.

This open green space is one of the few green spaces available for recreational use of residents in the area. It is widely used by families with small children and grandchildren in the area. The pathway is a valuable pedestrian route to shops, church etc. The new Gaelscoil has used a sizeable portion of the main Delaford Park, and the local football club use the main park as well- so this green space is the only free space often available to residents in the area

2. Traffic Congestion

Direct vehicular access onto the Knocklyon Road is a serious safety concern. The proposed development would be situated between two busy junctions, Knocklyon Heights/Knocklyon Road and Delaford Ave/Knocklyon Road. The traffic levels on the Knocklyon Road at the drop-off /pick up times for the new Gaelscoil are already an issue and the pull in area outside the school is inadequate. There has already been an accident since the school opened recently. Further vehicular access across the road would provide for more hazards. Delaford Ave and Knocklyon Heights are already being used by cars who cannot find parking outside the school. The proposed houses have 1 parking space per 5-bedroom house, clearly inadequate. This will result in on road and parking in local estates and more traffic congestion.

3. Design of the proposed development

The proposed development would in effect be three storey houses – which will overlook the homes of Delaford Ave and Knocklyon Heights. The height elevation of the land will add to the impact of the proposed houses. This proposed application would be a gross intrusion into the privacy of homes backing onto the site as they would be completely overlooked.

4. Flood Risk

The Council will be aware of the frequent flooding on the Knocklyon Rd at the junction of Delaford Ave. Construction work 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 regard to potential flooding and water logging.

Conclusion

The proposed development is completely unsuitable for the site in question and would have an adverse impact on a long-established residential area. South Dublin CC should not grant planning permission to the applicants for these houses.

Noel and Bridget O' Halloran.

Noel O' Halloran

Bridget O' Halloran



Noel & Bridget O'Halloran
27 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.

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