

14 Muckross Grove
Perrystown
Dublin 12

16th January 2023

Planning Section
South Dublin County Council
County Hall
Tallaght
Dublin 24.

RE: PLANNING REFERENCE NUMBER: SD22A/0455

Location: *Laneway of Muckross Avenue, Perrystown, Dublin 12*

Applicant (s) : *Kristian Hogan, Ciara Dolan, Jarlath and Kevin Dolan*

Proposed Development: *Demolition of the existing structures and the construction of three detached, storey and a half dwelling houses. Connection to mains water and public sewer. Widening of the existing vehicular entrance, new gate and all associated site works.*

Dear Sir/Madam,

We wish to note our objection to the above proposed development on the following grounds:

Drainage – Drainage in the Muckross area is a big problem for current residents and is on record with the South Dublin County Council in the SUDS report. There are insufficient rainwater drainage facilities in the area at present with the result that most of the gardens that back on to the above lane for the proposed development suffer from flooding of some form through out the year in particular when we have persistent rain fall. Whilst the current use of the yard does require drainage, the amount of water use on site at the moment would be minuscule in comparison to what would be required for the proposed development.

Vehicle Access to Laneway – The proposed development will be situated down a laneway which at the moment is used by the current residents for rear access to their properties, be it vehicular or pedestrian. The laneway is extremely narrow and now can only accommodate one vehicle access at a time. This has been mentioned to the SDCC on many occasions and has also been stated by the council planning officer. The amount of traffic that the proposed development would generate would only add to an already dangerous situation. Indeed it could be argued that the laneway as it stands is not suitable for the current one car in/one car out system due to the narrow laneway and the poor visibility in the lane itself due to the high walls of the surrounding back gardens/garages. Also the proposed development would require such facilities as footpaths and street lighting which again due to the very narrow lane in which it is situated, the space required for such facilities is not available.

The lack of facilities in the laneway which are minimal at the moment will only be amplified if this development was allowed to proceed.

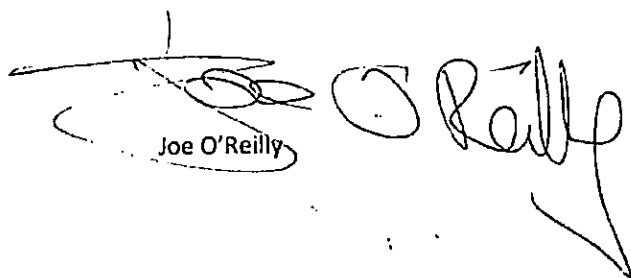
Finally regarding vehicle access to the lane and the proposed development, again due to the width of the lane which is slightly bigger than the size of a family car or a small van, it would be a great

concern as to how emergency services, such as fire services or ambulance would be able to access the proposed development should the need arise

Privacy - Initially the planning permission sought for this site was for a single storey house to now 3 dwellings of a story and a half. This gives rise to the fact that the new proposed development will overlook all current the dwellings adjacent to this site. This affects residents on Muckross Avenue, Muckross Grove and Rockfield Avenue. The existing dwellings have enjoyed the privacy of not being previously overlooked but this will cease should this development proceed. The proximity of the proposed development will be such that the resident of this development will have full view into the current dwellings both on the first and second floors.

As residents of Muckross Grove, who will be directly affected should this proposed development proceed we would very much appreciate if you could give our concerns your serious consideration when deciding on the application of this development

Yours faithfully

A handwritten signature in black ink, appearing to read 'Joe O'Reilly', is written over a circular stamp. The signature is stylized and cursive. The stamp is partially obscured by the ink.

Joe O'Reilly

Mr. Joe O'Reilly
14 Muckcross Grove
Perrystown
Dublin 12

Date: 18-Jan-2023

Dear Sir/Madam,

Register Ref: SD22A/0455
Development: Demolish existing structures (total 98sq.m) and construct three detached, storey and a half dwelling houses and connect to public sewer, widening of the existing vehicular entrance and new gate together with all ancillary site works and services.
Location: Townland of Perrystown, (laneway of, Muckcross Avenue), Perrystown, Dublin 12
Applicant: Kristian Hogan, Ciara, Jarlath & Kevin Dolan
Application Type: Permission
Date Rec'd: 07-Dec-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