

Joseph & Marinel Phelan,
11Muckcross Grove,
Perrystown,
Dublin 12

Planning Section,
South Dublin County Council
Tallaght,
Dublin 24

19/01/2023

Planning Reference Number: SD22A/0455

Location: Laneway off Muckcross Avenue, Perrystown, Dublin 12

Re: Demolition of the existing structures (total 98 sqm) and the construction of three detached storey, and a half dwelling houses and connection to mains water and public sewer.

Dear Sir,

I am writing to you to lodge my objection to the above named planning application set to take place in the Laneway of Muckcross Avenue, Perrystown, Dublin 12.

It is proposed to erect three houses at the present location. I consider this to be totally inappropriate for the following reasons:

- Access to said location is via a small laneway which is totally unsuitable for the ingress and egress of heavy machinery necessary to carry out the proposed construction works.
- At night the laneway is completely dark. To facilitate the proposed construction streetlighting would have to be provided and at the moment there is none nor is there capacity in the lane for such.
- The construction of these three houses will be an additional strain on the sewage and water systems in the area. The water pressure in the immediate area is extremely weak and the construction of additional housing will put pressure on a system currently unfit for purpose.
- If the proposed works do go ahead, for their duration I will lose access to my garage, which also serves as a storeroom for a family business.
- This area is one in which many young families chose to call home and children enjoy playing on surrounding greens and streets. The heavy vehicles traveling through the area will constitute an additional danger and impact on the overall wellbeing of people in the vicinity.

- During the proposed construction the noise level during the daytime will rise considerably. Currently I am working two days a week from home and the prospect of a high volume of noise during the proposed construction will only have a detrimental impact on my ability to carry out my duties.

I hope you will take my objections into consideration when making your final determination.

Regards,

Joseph Phelan

Mr. Joseph Phelan
11 Muckcross Grove
Perrystown
Dublin 12

Date: 19-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