

17 Muckross Avenue  
Perrystown  
Dublin 12

Planning Section  
South Dublin County Council

Date: 19 January 2023

**Planning Reference Number:** SD22A/0455

**Proposal:** 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, Muckross Avenue), Perrystown, Dublin 12

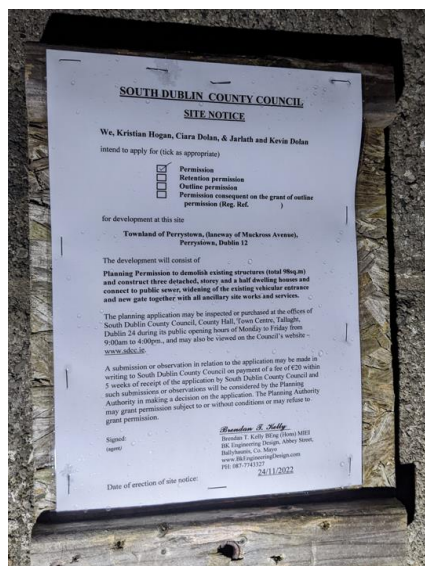
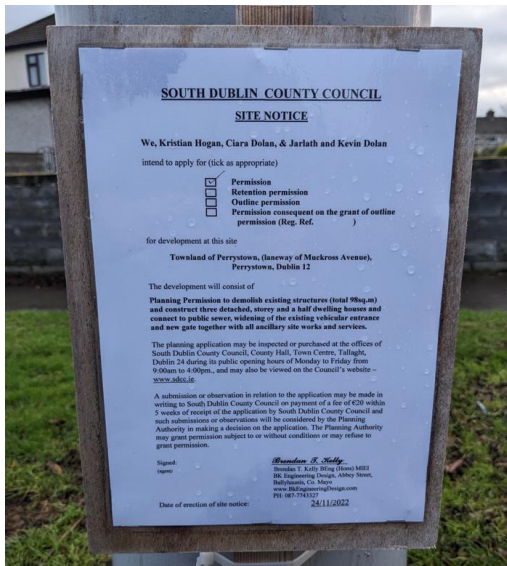
**Applicants:** Kristian Hogan, Ciara, Jarlath & Kevin Dolan

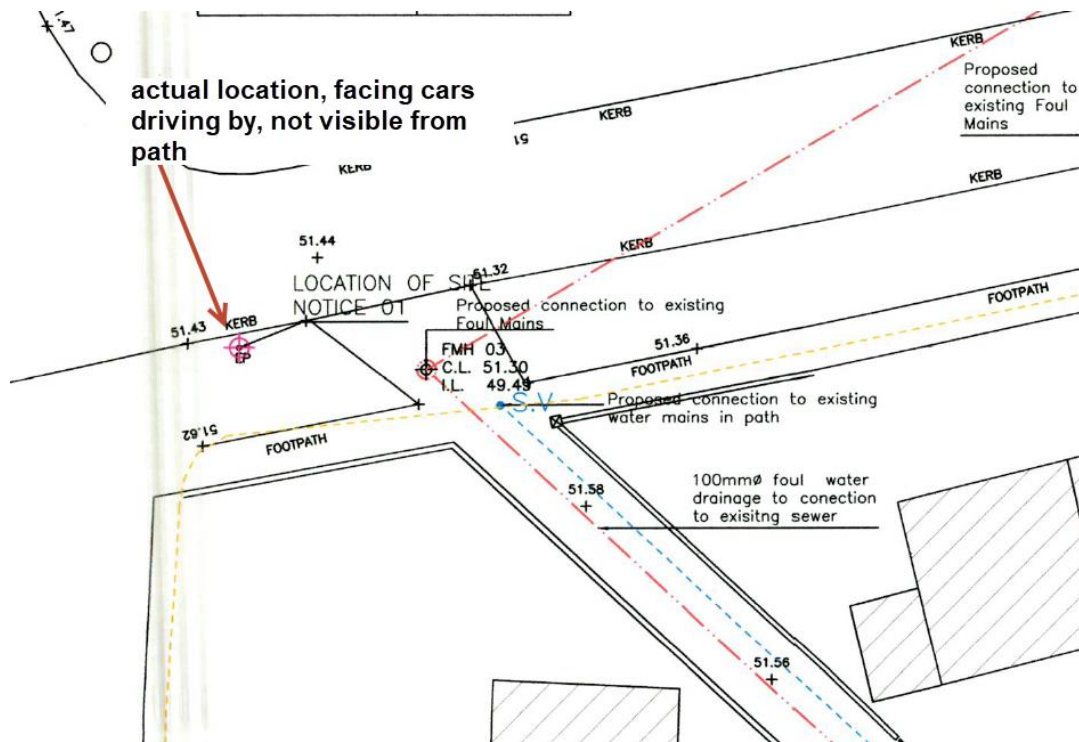
Dear Sir/Madam

We are writing to note our objection to the proposed development in the rear of the laneway at Muckross Avenue, Perrystown. The following are a brief overview of our objections:

### Planning Notices

Two planning notices put up in the vicinity of the proposed development, however neither have the planning application number. They are also not in areas visible to the public, one is down the lane and the other is on a power pole at Muckross Avenue road-kerb facing away from the foot path (see graphic on the following page).





### Access

The council's staff submitted two reports ("Report Received from Internal Staff-6351664" and "Report Received from Internal Staff-6357795") to support rejecting the previous application, SD19A/0403, on two distinct grounds. The first was that safe access was impossible given to the fact that no path could be created, nor lighting, for safe access by the proposed residents.

There is a 57m long by 4.8m wide laneway to the proposed dwelling. This is not wide enough for two way traffic. In addition, there would be no room for the provision of a pedestrian footpath of public lighting.

The application should be refused for the following reason:

1. The generation of additional traffic both vehicular and pedestrian by the proposed development on the narrow unlit laneway, the lack of facilities or capacity to provide facilities for the cyclist/pedestrian traffic generated by the development and the lack of visibility due to high walls and the narrowness of the laneway combine to endanger public safety by reason of a traffic hazard.

JJ Hegarty  
20/02/2020

The second was water services/runoff, referred to in the "SuDS" section below.

The site plan shows space for three cars, one for each resident. Given the restricted access in the site, the application shows the residents would need millimeter accurate turns in order to correctly orientate their cars to drive out of the lane. It is unlikely to be implemented regularly by the residents. Anyone living there will likely have to reverse the length of the lane, causing a danger to current residents and children in the area. With no provision of street lighting and no path in the lane this is the creation of a dangerous situation.

## Usage

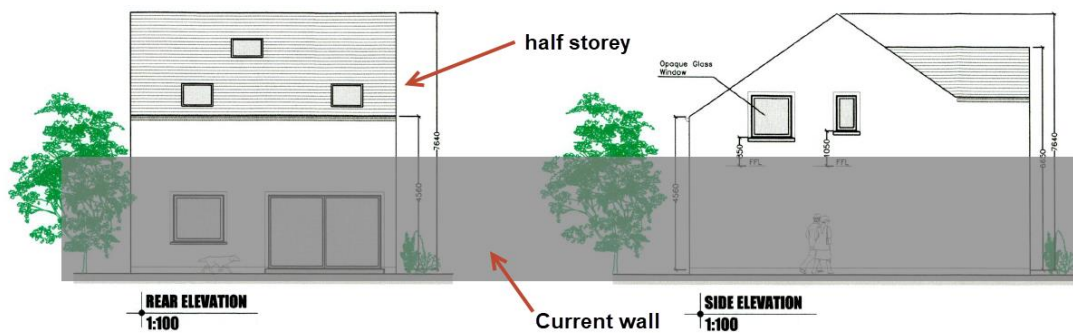
Much is made of the current use by 16 buses in the current site and laneway giving the impression that there is free flowing traffic there throughout the day. As residents we can say this is wholly inaccurate. The buses leave early in the day (7am), serve school children with disabilities, and then return before 4pm or so. The buses don't operate at weekends or bank holidays, nor do they run during the summer months when schools are closed.

This would be in contrast to residents who are likely to use the laneway at irregular hours throughout the day and weekends.

## Privacy

The application provides no details, as far as we can see, around the visible impact of the houses to the surrounding properties. The last application, SD19A/0403, showed elevations of the site including how the proposal overlooks the surrounding properties.

This proposal is for a 1.5 storey dwelling, whereas we only see two storey ones in their plans. These will overlook our currently private gardens with direct views from their living spaces onto our private property. Below is an overlay of what the wall and properties will look like as it wasn't included in the application.



There is no elevation of the proposed fronts in the application, nor overview of the site and surrounding properties. You'll see from the following image that any development in the site will create issues with privacy and overlooking that haven't been addressed by the application.



## **Details**

The application is lacking in critical detail.

There's no information regarding the lighting of the laneway, beyond a mention of a lamp in the outline document. Where will this lamp be placed? This is fundamental to the safe provision of access for current and future residents.

There is a mention of an oil fired boiler for heating systems, which is no longer permitted for new builds since 2022.

The demolition of the existing structures will damage the perimeter wall, will this mean that the wall which is a shared perimeter for several adjacent properties will cease to exist? This would create a security issue for residents.

Elevations for each property only show three sides of the proposed dwellings. Why was the third side omitted? This is the front of the building, which overlooks the neighbouring gardens.

## **Safety**

As mentioned in all observations on this and previous applications, access to the site is through a narrow and dark laneway. There is no provision to add a path or street lighting to the lane. With the increased usage that a development of three houses and their residents and guests brings, this situation becomes a safety hazard for current residents, not to mention ambulance, fire, or garda access to the site if it is needed.

How will delivery drivers access the houses with there being such a tight turning circle for the maximum of 1 car per resident? Emergency services, delivery drivers or any cars beyond the residents allowance of 1, will have to reverse the entire lane to exit. Which would be a danger to all the surrounding properties and structures.

The main road is already heavily congested with the current residents cars since most don't have off street driveways. The proposed development will just worsen this situation as any additional cars or visitors will have to park on the main road and walk down the unlit lane.

## **Services**

Sewage connection is down the lane and across the road into a sewer in front of Number 14 or 16 Muckcross Avenue. This will affect the neighbouring houses and block access to several of them for the duration of the build.

As detailed in the BK engineering report all pipes shall be laid with minimum cover of 1.2m. How is this possible in the shared laneway? The water foul drain is in the middle of the lane and crosses it from side to side. Services will have to run underneath this drain, further increasing the likelihood of flood in an already flood prone laneway.

## **SuDS – sustainable drainage system**

The review by BK Engineering highlights that the site is an Aquifer designated with high vulnerability, which confirms that the site has a risk of flooding. It suggests that a "treatment train" of features be installed at the site. See the following for what is suggested versus what was implemented.

Pervious Pavements	– not in this proposal
Swales	– not in this proposal
Infiltration Trenches	– not in this proposal
Soakways	– included
Green Roofs	– not in this proposal
Rainwater Harvesting	- included

Therefore, this proposal is in contravention to the engineers report. A suite of treatments is not included in this application and is likely impossible based on the site characteristics (size and boundary type).

**Existing planning applications.** SD19A/0403

The previous owner of the land made much efforts to obtain planning for a single storey development, where their initial submission of multiple dwellings was rejected.

This was in contravention to the submissions by the council's staff who said the site was unsafe for access and water run off would be an issue.

That owner then proceeded to sell the site to the current owners. The current owners are flaunting all the work undertaken on the previous application by increasing the number of dwellings to three.

As you can see we have several serious and, we hope you'll agree, valid objections to this application. We also hope that we've been able to provide some additional context for your review.

We hope you'll support us and our neighbours in rejecting this application and any future ones that do not provide appropriate solutions to the site's inherent difficulties.

Kind Regards

Eoin Cannon and Maree Rigney