



Brian & Maria Chapman
37 Laurel Park
Clondalkin
Dublin 22

24th Jan 2023,
Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Dublin 24

Re: Planning Application (no. SD22A/0467) – Proposed development at Oak Lodge, New Road, Clondalkin, Dublin 22, which includes new vehicular and pedestrian entrances from the rear of the property onto Laurel Park.

To whom it may concern,

In general we welcome the proposal to carry out improvement works on the property on the Oak Lodge site and we wish the owners the best in restoring this building into a family home.

While in the main we believe the works are suitable and will enhance the site we strongly object to the proposal to demolish the boundary wall between Oak Lodge and Laurel Park and replace with a second gated entrance for this property. The proposed change will have a negative impact on Laurel Park.

Therefore we wish to object to this planning proposal on the following grounds.

1. Additional traffic into the cul-de-sac

The additional entrance from the New Road property will bring additional traffic through the cul-de-sac. Laurel Park is already managing a lot of traffic from both residents and the day care business at entrance to the estate. A significant number of the residents in Laurel Park are young families with primary school children and additional traffic is a disturbance and risk to the children particularly in the area at the end of the cul-de-sac where they play every day.

2. Commercial Vehicles using the estate

The applicant seeking this planning permission is also the owner of a business operating in the construction industry (Dublin City Gas Limited). I regularly see a number of vehicles associated with this business on site at Oak Lodge and I would be concerned that they would use Laurel Park to enter and leave Oak lodge if this access was granted.

In April 2021 the company registered address for Dublin City Gas Limited was changed to Oak Lodge (ref: <https://opencorporates.com/companies/ie/437413>) which further raises concern that this site will be used as both a residence and also for parking of commercial vehicles in future.

The site drawings also show that the applicant has planned to create a yard to the back of the property contained by walls which separate it from the main gardens of the house. This yard contains the existing 50sqm shed and would be accessed via the proposed entrance in Laurel Park. Having a contained yard at the rear of the property which is also the location of a substantial shed on the site would raise serious concern over the intended use of the new proposed entrances.

3. Increased Noise

The proposal has limited information in relation to the proposed new gates other than describing that they will be of metal construction. Our property is directly facing these gates and we would have a number of concerns in relation to tall, wide, metal gates in a quiet cul-de-sac. The opening and closing of these gates to allow vehicle and pedestrian traffic in and out of Oak Lodge is likely to be noisy. Furthermore the Architect has indicated that budget for the gates is a lower priority than other works in the plans and considering they have also communicated that there is limited budget for the works I would be concerned that the finished outcome might not be to a high standard.

4. Visual impacts

There is a concerning lack of information in the proposal in relation to the design or materials that will be used for the proposed gates. The Architects description states that the budget for the gates is unknown and that funding other elements of the proposed build will be the priority. Furthermore the applicant seeks permission to create the new entrances without any commitment to describing the appearance of the works once finished. The proposed works spans more than 5 meters of wall directly facing our property and there is concern that granting permission for these entrances will leave a poor visual appearance.

Furthermore the proposed new gates are not in keeping with any other entrance in the Laurel Park estate. Metal gates that span almost 5.2 metres and are over 2 metres tall are not in keeping with any other entrance in the estate.

In conclusion, we would urge the Planning Authority to refuse permission for the proposed vehicular and pedestrian gates on the rear boundary wall between Oak Lodge and Laurel Park in order to protect the residential amenity of the Laurel Park cul-de-sac.

Please find the appropriate fee enclosed to accompany this objection.

Kind Regards



Brian & Maria Chapman



Brian & Maria Chapman
37, Laurel Park
Clondalkin
Dublin 22.

Date: 27-Jan-2023

Dear Sir/Madam,

Register Ref: SD22A/0467
Development: Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light; Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with associated alterations to the existing building & development as approved under Planning Application Ref. No. SD21B/0530; Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park; Proposed solar panels; New garden wall with associated gates; All ancillary site works above and below ground.
Location: Oak Lodge, New Road, Clondalkin, Dublin 22, D22F516
Applicant: Thomas & Hazel Reilly
Application Type: Permission
Date Rec'd: 21-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. Furney
for **Senior Planner**