

Name: Scott Gerety

Address: 28 Graydon Green, Newcastle

Planning Reference: SD22A/0459

Proposal description: Construction of a two storey creche / childcare facility of c. 778sq.m

I'm a resident of Graydon Green and writing this observation to raise concern over the proposed planning to build a two storey creche of 778sq.m.

The main concerns to the proposal are,

1. Loss of Privacy to residents on Graydon Green
2. Parking facilities
3. Access for residents on Graydon Green
4. Noise

Loss of Privacy to residents on Graydon Green

The proposed two storey creche is in close proximity to the residents on Graydon Green, several large classroom windows and creche entrance look directly into residents master bedrooms and downstairs rooms. (Images attached below).

Parking facilities

The proposed parking spaces (max 10 spaces) is inadequate for this size of a school in this area. A total of nine classrooms is included in the proposal that will occupy approximately 150 children and 30 staff members with no alternative parking for parents/staff in Graydon.

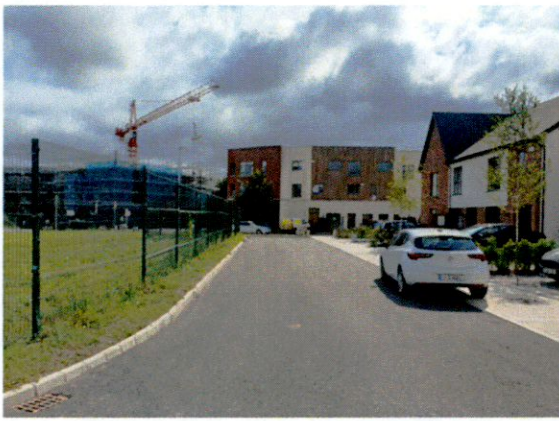
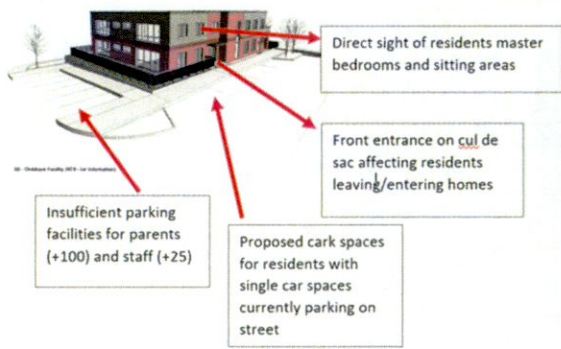
Access for residents on Graydon Green

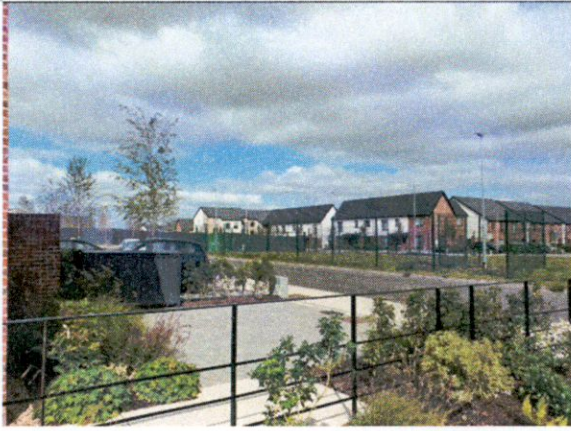
The volume of cars, parents and children will be a disturbance to the residents on Graydon Green. The creche entrance is on Cul-de-sac with the Graydon Green residents only having one access point making the road system inadequate, residents will be restricted exiting and entering their homes at several times during the day.

Noise

The noise generated by the traffic and volume of people in a residential area. As seen in the images below the creche will be built in close proximity to residents homes.

Photographs





Current Parking facilities are occupied daily



Scott Gerety
28, Graydon Green,
Newcastle
Co. Dublin

Date: 26-Jan-2023

Dear Sir/Madam,

Register Ref: SD22A/0459
Development: Construction of a two storey creche / childcare facility of c. 778sq.m as well as single storey bin store and connections to existing services; Access will be from the existing constructed entrance onto Newcastle Boulevard and cycle and car parking are as permitted (under TA06S.305343 & ABP305343-19); This application will replace and supersede the permitted creche of c. 518sq.m (under ABP References, TA06S.305343 & ABP305343-19).
Location: In the townland of Newcastle South, at the junction of Newcastle Boulevard, Burgage Street & Lyons Avenue, Graydon, Newcastle, Co. Dublin
Applicant: Cairn Homes Properties Limited
Application Type: Permission
Date Rec'd: 14-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.sdublincoco.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.sdublincoco.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**