

Lar Keogh,  
128 Templeville Drive,  
Templeogue,  
Dublin 6W

2<sup>nd</sup> February 2023

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24

**Objection to Planning Reference SD22A/0466 at 124 Templeville Drive, Templeogue, Dublin D6W**

Dear Sir/Madam,

I wish to object to the proposed development.

Before I outline reasons for same, I would like to let you know that I empathise with you having to assess another application for permission for the overdevelopment and inappropriate development at this tiny site for the 5<sup>th</sup> time in as many years. I can see from your website that the volume of applications for planning has increased significantly and as a former building inspector myself, I appreciate the pressures you are under to continue to provide a high-class planning service to the public.

The original story and background to this series of planning attempts was that the Applicant's wished to provide a house for themselves and a second house for their daughter along with a third house in the back garden (refused by ABP). They were granted permission by An Bord Pleanala on appeal for a single side house. Thereafter, in 2022, the Applicants placed No 124 Templeville Drive with its planning permission for sale. The sales brochure suggested that the property could be of interest to buyers who may be interested in a) a house with a large garden, b) implementing the granted permission, or c) a site with the potential to build 4 houses as visible on [www.rightmove.co.uk](http://www.rightmove.co.uk) as recently as December 2022 (see screenshot overleaf. Asking Price of €1.195m).



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House + Site With FPP, 124 Templevi...  
€1,195,000



5 of 43 Feasibility Study P2

## Grounds for Objection

Given the long-planning history that has safeguarded proper planning on this site, I expect that SDCC Planning Dept will maintain its established position that this proposal remains overdevelopment of a minuscule site of 780 sqm, and is piecemeal development that is out of character with the area, and will also will set an undesirable principal for future development of small corner sites.

## Road Safety

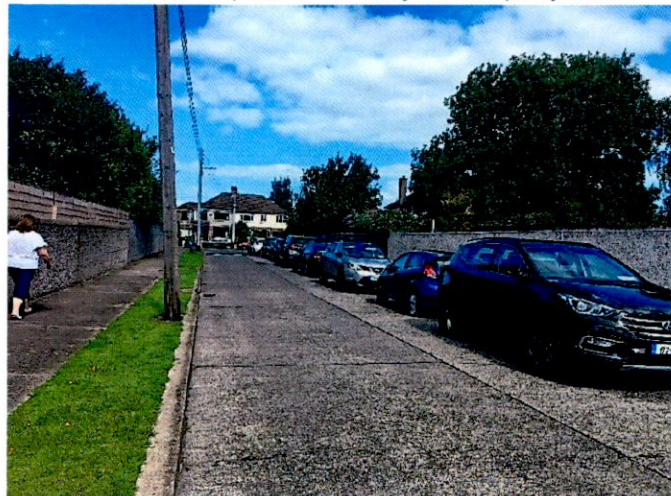
### Traffic and Parking.

The attached photograph shows the exact access point in the same place of a previous refused application (SD19A/0193). This has not changed and is the proposed entrance for House 4. As you can see from the photograph, the access point will be directly adjacent to the 2 metre high block boundary wall of no 48 Templeville Drive (to the right of the picture). A view along the street of this blind corner can be seen below also.



The second access point in the current application to the East for House 3 is no better than in previous applications, and is indeed another blind corner. The critical issue of visibility cannot be resolved for either house facing the East (Houses 3 & 4). This remains an irrefutable hazard to pedestrians and with dangerous access proposed, it should be rejected on the same grounds as the previous application.

There are approximately 1,000 children and teaching and support staff at the local St Pius Girls' and Boys' National School. Parents use this road to park while they accompany their children to school. This photo of parking is representative of school start and finish times of 08.45; 13:30 and 14:30. In each of these cases, cars will have been at least one adult and one child. Many children who live in the area also walk to and from school along this footpath on the link road. While the applicant may wish to argue that this is a lightly trafficked area, the fact remains that this is not the case.



## Drainage

### 450mm Surface Water Sewer.

As per the Public Health Act of 1878, no building may be constructed over the line of a public sewer. The Local Sanitary Authority requires a minimum clear distance of 3 metres to be maintained between sewers and all structures on site, including basement and foundations.

The proposals are therefore contrary to proper planning and carries a risk of load transfer to existing 450mm public surface water sewer, thus damaging same. The proposed development is therefore prejudicial to public health and proper planning.

This is a substantial publicly owned sewer. This national infrastructure should not be removed, diverted or altered from its original straight course in order to construct backland development (Houses 3 & 4), as any diversion will have a future detrimental effect on its ability to discharge surface water and will set a county-wide precedent allowing diversions of any national public asset a developer wishes, even for the construction of one or two houses.

Having built the dormer bungalow houses in Templeville Drive, it is notable there has been no back-garden flooding since construction in the 1950s during storm events and there has been no flooding on this side of Templeville Drive. This is because of the presence of this drain. The houses across the road to the South on Templeville Drive have no such surface water sewer and their gardens suffer periodic flooding during high rainfall events. The presence of this sewer is an important public asset that should be maintained with no diversions or alterations. This is particularly important as a safeguard to futureproof neighbourhood drainage assets, as contrary to the applicant's engineering report, the Dept of Communications, Climate Action and Environment has projected higher rainfall totals and increased frequency and intensity of high rainfall events in Ireland as a result of climate change [gov.ie](http://gov.ie) - [Climate Action \(www.gov.ie\)](http://www.gov.ie). The Planning Authority will be aware of its responsibility to protect the environment and therefore it is their responsibility to protect their assets, and not deteriorate the efficiency of existing infrastructure to the detriment of the community.

## Impact on the Character and Amenity Value of the Area

The reasons for rejection given in all previous applications to build in the backlands of this site related to overdevelopment, piecemeal development and out of keeping with the character and pattern of development and the incongruous nature of the proposals remain valid with this current application.

Refusal should be given on these grounds again.

It is clear though that houses in the back garden represents overdevelopment, the height of a 2-storey dwelling will have a detrimental morning shadow to the back of my house and back garden (I am two doors up on the same side of the street). There is no precedent of building in back gardens in the area. The house would adversely affect the character of the neighbourhood and amenity of this residential area.

On the link road there are no other houses. The back-to-back profile and rear green space in the rear gardens gives strong and useable amenity for all residents.

There is an established pattern of development in the area, that of back-to-back development with side garden houses being permitted on corner sites, with these having retained alignment with the building line, existing house design and height. This application attempts to break this and create a new precedent.

The precedent for Templeville Drive is the infill house 122A Templeville Drive. This is a single additional house on the neighbouring corner site in-line with the building line with no deviation of aspect from the neighbouring properties. This house is also notable as permission was never given to access onto the link road for 122A despite several planning applications. When the planning history is reviewed for this property, it was noted the final permission for the house did not have access to the Templeville Drive link road and the existing unauthorised access was bricked up with the dishing still visible to this day. The link road was never designed for development as the established pattern is back-to-back housing.

### **Backland Development**

SD18A/0311 also refused consent on the following grounds:

*"There are serious concerns regarding the proposed Backland development is which is out of character with the pattern of development in the area".*

As described earlier, safe access cannot be achieved from this site due to the high neighbouring walls of both East facing houses, we can clearly see that this is in fact a Backland development which does not integrate into the local area and is therefore piecemeal development.

### **Site Context**

When considered against the to the SDCC Development Plan, it is my opinion that there is no sense of architectural alignment with this proposal on this small site of 780 sqm. The application should be refused on the grounds of no architectural integration with the existing bungalows and the back garden houses are set back and at right angles to the building line.

### **Overlooking**

The back garden houses (Houses 3 & 4) will be in very close proximity to my house and garden, and the living space of no 126. The upstairs rear windows will therefore look into my private space and the living spaces of no 126. These appear less than 22m distant.

### **Observations on the submissions by Cllr Kearns, Cllr McManus, Mr Michael Keogh of 152 Templeville Drive and Mr Carroll of 12 Glendown Close**

We all acknowledge the need for additional housing in the Greater Dublin area, however the problems are not best solved by shoehorning a small village into a 0.078Ha site that is poorly designed, overcrowded, and will diminish the residential amenity for the area. Additional housing is best achieved through proper planning and sustainable development, not through increasing density to inner-city levels in a piecemeal way in established suburbs.

The Applicant already has permission to double the density on the site by building an additional house.

The elected members should be aware that substantial additional housing supply is likely to be available in the expansive grounds of Terenure College, a 5 minute walk from Templeville Drive which has been sold for housing. Plans have been submitted for hundreds of apartments and houses which will meet local housing requirements.

### **Construction Concerns**

In the unlikely that building in the back garden of 124 Templeville Drive ever gets the go ahead, I would have serious concerns about the safety of children and pedestrians, particularly during the prolonged period of a demolition, site works and construction of 4 houses. I witnessed several near misses with children during the construction of 68A Templeville Road with reversing lorries, and crane drops of blocks narrowly missing pedestrians during loading, and entry and exit from the site. When this was reported to SDCC the response was that no additional safety conditions could be attached post permission. It therefore is essential that the Planning Dept assess the risks to pedestrians during what will be a prolonged period of disruption with several attached risks

### **In conclusion**

I ask the Planning Authority to consider my observations and belief that this application comprising the two South facing houses and the two East Facing back garden houses (a backland development), constitutes overdevelopment of a small site, and would seriously injure the character and amenities of the area and of mine and neighbouring properties. This therefore is contrary to the proper planning and sustainable development of the area.

The precedent for house development in Templeville Drive is no 122A Templeville Drive which is the relevant precedent for singular additional garden development in the area. Given the applicant already has permission for an additional side house which maintains the building line and doubles site density, this should be considered the appropriate permission for this site.

Attached is the receipt for this submission.

Yours sincerely,

  
Lar Keogh

Lar Keogh  
128 Templeville Drive,  
Templeogue,  
Dublin 6W.

Date: 30-Jan-2023

Dear Sir/Madam,

**Register Ref:** SD22A/0466  
**Development:** Demolition of an existing single storey plus dormer three bedroom dwelling house and the construction of four two storey three bedroom semi-detached dwellings; Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.  
**Location:** 124, Templeville Drive, Templeogue, Dublin 6W  
**Applicant:** Barry & Susanne Coleman  
**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](http://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](http://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**