

130 Templeville Drive
Templeogue
Dublin 6W
D6WFP26

31 January 2023



To: Officer-in-Charge, Planning Submissions
Planning Dept.
South Dublin Co. Council

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Ref. SD22A/0466 (Bany & Susanne Cokman,
124 Templeville Dr. Templeogue)

I wish to object to the grant of planning permission
to application number SD22A/0466 for the
following reasons:

1. Public Safety

(a) The proposed development would lead to conflict
between construction-related traffic, normal
traffic and pedestrians, including children
attending the nearby St. Pius X N.S. and other
schools in the area. The proposed development
would present a most serious and sustained
traffic hazard during construction and thereafter.

- (b) The proposed development would also lead to a displacement of parked vehicles to the east and west sections of Templeville Drive, thus causing a traffic hazard and traffic obstruction.
- (c) The proposed development would therefore be contrary to the proper planning and sustainable development of the Templeville Drive area.

2. Environmental damage

The proposed development would be a source of traffic noise and pollution, including during the construction phase and would give rise to negative impacts on the environment and residential amenity over a wide area.

3. Loss of Privacy

The proposed development would lead to a loss of privacy on adjacent sites, including mine at 130 Templeville Drive.

4. Water Supply and related issues

The development would place further strain on the already precarious neighbourhood water supply and sewage systems.

5. Building density

The proposal to erect 4 houses on the site at 124 Templeville Drive constitutes a clear case of excessive construction density. Furthermore it would not be in keeping with the character or scale of adjacent dwellings and these would be devalued.

6. Conclusion

The Strategic Consultation Booklet "Population Growth and Housing" accompanying the SDCC Development Plan 2022-2028 states:

"The challenge for the plan in facilitating increased population and housing in this area will be to identify appropriate brownfield and infill development opportunities which protect existing amenities, underpin existing physical and community infrastructure and expand this where necessary." (my emphases)

Planning application SD 22A/0466 runs directly counter to these objectives and

undermines them. The proposed development poses grave dangers to public safety, gives rise to environmental damage, calls into question the viability of local water supply and sewage systems, constitutes a loss of amenity and privacy and is totally out of character and scale with the adjacent built environment. In summary, it represents a significant threat to the amenity of an established and much-loved neighbourhood and should, in my opinion, be refused.

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James Brennan
(JAMES BRENNAN)

James Brennan
130, Templeville Drive
Templeogue
Dublin 6W
D6WFP26

Date: 02-Feb-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.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**