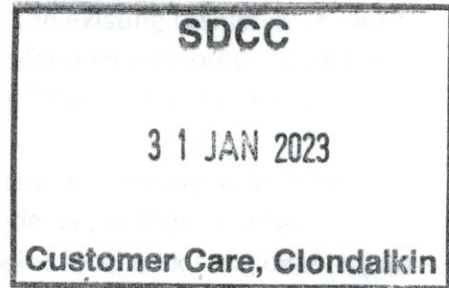


41 Laurel Park,
Clondalkin,
Dublin 22.

Land Use, Planning and Transportation Department,
South Dublin County Council,
County Hall,
Dublin 24.



23/01/2023

(Money order enclosed)

Re: Planning Ref. No. SD22A/0467 – Proposed development at Oak Lodge, New Road, Clondalkin, Dublin 22 (RPS No. 156) which includes proposed new entrance (piers, vehicular and pedestrian gates) from the back (east) of the property, onto Laurel Park.

To whom it may concern,

We, the undersigned, refer to the above planning application and wish to state that our main objection is to the proposed development of a new site entrance, which includes piers, vehicular and pedestrian entrance gates, from the back (eastern boundary) of the property onto Laurel Park.

The subject site of the proposed development is subject to zoning objective RES in the South Dublin County Development Plan, which seeks 'To protect and/or improve residential amenity'. While the proposal to carry out works to the Oak Lodge protected structure is welcomed by the residents of Laurel Park, we have serious concerns in relation to the above-mentioned proposal to develop new vehicular and pedestrian gates on the rear boundary wall between the rear garden of Oak Lodge and the existing settled Laurel Park residential development.

Therefore, we wish to object to the proposed development on the following grounds:

1. The formation of a new vehicular and pedestrian entrance across the existing footpath on Laurel Park would be detrimental to the residential amenity and character of this settled residential area cul-de-sac.
2. The proposal to use the proposed entrance for vehicles emerging from the rear of the development site is not acceptable because of the limited sight lines on Laurel Park, which has the potential to result in safety issues for the residents.

subject Oak Lodge rear boundary wall. The use of large metal gates would be visually undesirable and could have the potential to cause noise disturbance for the adjacent residents in Laurel Park.

Furthermore, we believe that leaving such details to later agreement would set an undesirable precedent for such developments in the surrounding area.

6. We also believe that even if the Planning Authority were to refuse permission for the vehicular entrance while granting permission for the pedestrian entrance would have the potential to cause additional car parking demand on Laurel Park by the owners of Oak Lodge or visitors to Oak Lodge.

In conclusion, we, the undersigned, urge the Planning Authority to refuse permission for the proposed vehicular and pedestrian gates on the rear boundary wall of Oak Lodge in order to protect the residential amenity of the residents of Laurel Park and the surrounding properties, which would accord with the proper planning and sustainable development of the area.

Sincerely,

Martha Giblin
for Sergei Farrell.

LEO FARRELL

Martha Giblin
44, Laurel Park
Clondalkin
Dublin 22

Date: 02-Feb-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**