

South Dublin County Council

30 JAN 2023

43<sup>a</sup>, Laurel Park,  
Clondalkin,  
Dublin 22.

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

23/01/2023

**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.



3. The proposed development would lead to a reduction in the existing limited car parking spaces on Laurel Park, which would seriously injure the amenity of the residents and property and would be contrary to the proper planning and sustainable development of the area. It is noted that there is a Play School located close to the junction of Laurel Park and Monastery Road which contributes to a traffic hazard and car parking issues at that area for the existing residents of Laurel Park. The proposed development of a further vehicular entrance onto Laurel Park would exacerbate the existing traffic and car parking issues in the cul-de-sac.

4. We see no reason for the proposal to use the subject gate opening as an egress from the Oak Lodge rear garden onto the Laurel Park cul-de-sac as there is ample sightlines at the existing New Road access/egress point for the existing dwelling on the site.

It is noted that planning permission was granted for the partial demolition and construction of a two-storey extension to the rear of Oak Lodge in June 2022, which provided for a vehicular egress and access from the site onto New Road. It is further noted that the planner's report in respect of that application did not raise any issues or concerns from the planning department or the roads department in respect of the egress and access arrangements onto New Road. Therefore, we believe that the same arrangement should be applicable to the current planning application unless the circumstances have changed. For instance, would the vehicular and pedestrian egress onto Laurel Park be used to accommodate the parking of commercial or trade vehicles within the curtilage of Oak Lodge or would it set a precedent for further development within the subject site in the future?

Therefore, we see no reason to propose the development of the vehicular and pedestrian gates on the rear boundary of Oak Lodge with Laurel Park, which would cause disturbance and loss of amenity to the residents of the Laurel Park cul-de-sac.

5. The proposed vehicular and pedestrian gates which together extend to 5.195m will displace the existing public parking spaces at the end of the Laurel Park cul-de-sac, which will result in a loss of amenity for the residents of Laurel Park. Furthermore, it is disturbing to note that the Architect's Description document submitted in support of the planning application states that *'the budget for the new gates is unknown and this is something that affects the design of the selected gates. As a result, it may be some time before the final design of, or gate selection is decided as other works to the property will take priority. The clients have expressed a preference for metal gates with a protective painted coating in a colour to later selection. It is proposed that the design of the entrance gates is detail that could be subject to later agreement.....In the meantime, it is respectfully requested that permission be granted for the new site entrance as proposed.....'*

We consider that the Applicant is treating this proposed entrance as if the Laurel Park residential cul-de-sac was a 'back lane', whereas there are existing residences within metres of the proposed entrance that are adjacent to and overlook the



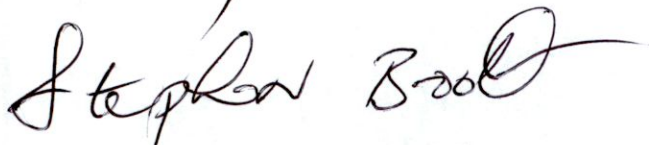
subject Oak Lodge rear boundary wall. The use of large metal gates would be visually undesirable and could have the potential to cause noise disturbance for the adjacent residents in Laurel Park.

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

  
STEPHEN BOOTH

Mr Stephen Booth  
43, 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.sdublincoco.ie](http://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](http://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**