

36B Laurel Park
Bushelloaf
D22 WF60

30th January 2023

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

Re: Planning Application (no. SD22A/0467) – Proposed development at Oak Lodge, New Road, Clondalkin, Dublin 22, which includes new vehicular and pedestrian entrances from the rear of the property onto Laurel Park.

To whom it may concern,

At the outset, we would like to state that we wish the new owners of Oak Lodge well in their renovation of said property. Our house at 36B Laurel Park is adjacent to Oak Lodge, sharing a boundary wall. We have lived there for 40+ years without issue with our Oak Lodge neighbours, and would hope for this to continue for the next generation of occupiers.

While overall, we believe the renovation will improve the existing dwelling, we feel it necessary to strongly object to the proposal to demolish the boundary wall between Oak Lodge and Laurel Park and replace it with a second gated entrance for this property (the "*proposed change*").

We wish to object to this proposed change on the following grounds.

1. The proposed change will have a negative impact on our house and garden at 36B Laurel Park. The proposed double entrance will adjoin our property. The ensuing noise, disturbance and loss of our privacy is unacceptable. It does not protect or improve our residential amenity and would in fact do the opposite.

2. The proposed additional entrance will bring increased traffic volumes into what is now, and has always been, a residential cul-de-sac. Additional volumes of vehicles for potentially commercial and personal use, and the associated limited sight lines on Laurel Park, brings risk to the young children who play in this cul-de-sac on a daily basis.

3. The proposed change will result in less parking available for Laurel Park residents when parking is already limited. This would negatively impact on us as residents of Laurel Park and would be contrary to the proper planning and sustainable development of the area.

3. We have concerns that this new double entrance may be used for both personal and commercial vehicles. This is a residential area, not commercial, and thus we

object to this proposed change and the undesirable precedent it would set for developments in the area.

4. There is limited information available as to how these large metal gates will operate. We are concerned there will be an unacceptable level of noise disturbance associated with frequent opening and closing which will disturb how we live in our property which is directly adjacent to them.

5. There is limited information available as to what these large metal gates will look like. Metal gates that are over 5m wide and 2m tall are not in keeping with the character of any of the existing properties and driveways in Laurel Park.

6. Lastly, we believe opening an unnecessary entrance to Laurel Park from the New Road creates a security risk, by way of a thoroughfare, to our house and all other houses in Laurel Park.

In conclusion, and taking all of the above into consideration, we would urge the Planning Authority to refuse permission for the proposed change in order to protect the residential amenity of the Laurel Park cul-de-sac.

Kind Regards

Harry Reynolds
Harry Reynolds

Maureen Reynolds
Maureen Reynolds

Harry & Maureen Reynolds
36B Laurel Park,
Clondalkin,
Co. Dublin

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,