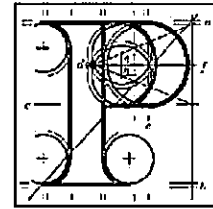


Our Case Number: ABP-316066-23

Planning Authority Reference Number: SD22a/0459



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

20 MAR 2023

South Dublin County Council

Date: 16 March 2023

Re: Construction of a two storey creche / childcare facility of c. 778sq.m Access will be from the constructed entrance onto Newcastle Boulevard and cycle and car parking are as permitted (under TA06S.305343 & ABP305343-19); This application will replace and supersede the permitted creche of c. 518sq.m (under ABP References, TA06S.305343 & ABP305343-19).
In the townland of Newcastle South, at the junction of Newcastle Boulevard, Burgage Street & Lyons Avenue, Graydon, Newcastle, Co. Dublin

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

(i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,

(ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,

(iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,

(iv) a copy of the notification of decision given to the applicant,

(v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

(vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

(vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,

(viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,

(ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,

(x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,

(xi) a copy of the minutes of any pre-planning meetings.

2. To ensure that the Board has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Board.

3. In addition to the documents mentioned above, please supply the following:- Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

a) Certified Manager's Order,

b) the site location, site layout maps, all plans and

c) particulars and all internal reports.

d) details of any extensions of time given in respect of previous decisions.

Copies of I-plan sheets are not adequate.

Where your records show that a decision was appealed to the Board; it would be helpful if you would indicate the Board's reference.

Submissions or observations by the planning authority.

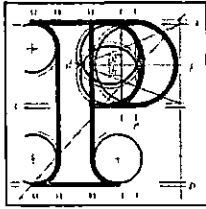
4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a **period of 4 weeks beginning** on the date of this letter. Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development /

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D01 V902	D01 V902



An
Bord
Pleanála

Planning Appeal Form

AN BORD PLEANÁLA	
LDG- <u>061820-23</u>	
ABP- _____	
15 MAR 2023	
Fee: € <u>220</u>	PMO _____
Time: _____	By: <u>Keppel</u>

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Scott Gerety

(b) Address

28 Graydon Green, Newcastle, Co.Dublin

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

South Dublin County Council.

(b) Planning authority register reference number

(for example: 18/0123)

SD22A/0459

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

In the townland of Newcastle South, at the junction of Newcastle Boulevard, Burgage street and Lyons avenue, Graydon, Newcastle, Co. Dublin



Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

See attachment.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark

Last updated: April 2019.



Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie

Scott Gerety
28, Graydon Green,
Newcastle
Co. Dublin

AN BORD PLEANÁLA	
LDG- _____	
ABP- _____	
15 MAR 2023	
Fee: € <u>220</u>	Type: <u>PMO</u> Date: 26-Jan-2023
Time: _____	By: <u>REGPOST</u>

Dear Sir/Madam,

Register Ref:
Development:

SD22A/0459

Construction of a two storey creche / childcare facility of c. 778sq.m as well as single storey bin store and connections to existing services; Access will be from the existing constructed entrance onto Newcastle Boulevard and cycle and car parking are as permitted (under TA06S.305343 & ABP305343-19); This application will replace and supersede the permitted creche of c. 518sq.m (under ABP References, TA06S.305343 & ABP305343-19).

Location:

In the townland of Newcastle South, at the junction of Newcastle Boulevard, Burgage Street & Lyons Avenue, Graydon, Newcastle, Co. Dublin

Applicant:

Cairn Homes Properties Limited

Application Type:

Permission

Date Rec'd:

14-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 Pleanala 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.

From: Scott Gerety

Sent: Wednesday 25 January 2023 19:55

To: planningsubmissions@sdublincoco.ie <planningsubmissions@sdublincoco.ie>

Subject: Planning observation for reference: SD22A/0459

Name: Scott Gerety

Address: 28 Graydon Green, Newcastle

Planning Reference: SD22A/0459

Proposal description: Construction of a two storey creche / childcare facility of c. 778sq.m

I am a resident of Graydon Green and writing this observation to raise concern over the proposed planning to build a two storey creche of 778sq.m.

The main concerns to the proposal are,

1. Loss of Privacy to residents on Graydon Green
2. Parking facilities
3. Access for residents on Graydon Green
4. Noise

Loss of Privacy to residents on Graydon Green

The proposed two storey creche is in close proximity to the residents on Graydon Green, several large classroom windows and creche entrance look directly into residents master bedrooms and downstairs rooms. (Images attached below).

Parking facilities

The proposed parking spaces (max 10 spaces) is inadequate for this size of a school in this area. A total of nine classrooms is included in the proposal that will occupy approximately 150 children and 30 staff members with no alternative parking for parents/staff in Graydon.

Access for residents on Graydon Green

The volume of cars, parents and children will be a disturbance to the residents on Graydon Green. The creche entrance is on Cul-de-sac with the Graydon Green residents only having one access point making the road system inadequate, residents will be restricted exiting and entering their homes at several times during the day.

Noise

The noise generated by the traffic and volume of people in a residential area. As seen in the images below the creche will be built in close proximity to resident's homes.