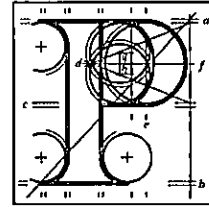


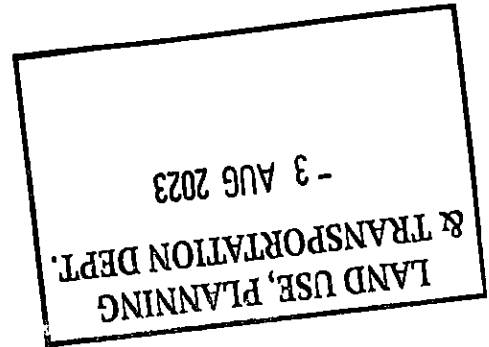
Our Case Number: ABP-317595-23

Planning Authority Reference Number: SD22A/0286



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 02 August 2023

Re: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.
Main Street, Newcastle, Co. Dublin.

Dear Sir / Madam,

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

As you are aware, the planning authority's decision in the matter is already the subject of an appeal to the Board. Under section 129 of the Planning and Development Act, 2000, (as amended), as a party to the appeal you may make submissions or observations in relation to the enclosed appeal(s) in writing to the Board within 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. Please quote the above appeal reference number in any further correspondence.

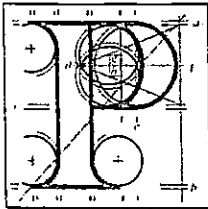
Yours faithfully,

Catherine Flynn
Administrative Assistant
Direct Line: 01-8737143

BP06

Teil	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



An Bord Pleanála

Planning Appeal Form

065164-23

19 JUL 2023

220

Type: CHQ

Time:

By: Hand.

Your details

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

Your full details:

(a) Name

Click or tap here to enter text. Mgt Co,
by (Access Property Services as Agent)

(b) Address

Click or tap here to enter text.
c/o Access Property Services
Unit 5, The Maston, Sarsfield Cross
D11 W958

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.
Access Property Services

(b) Agent's address

Click or tap here to enter text.
Unit 5, The Maston, Sarsfield Cross,
D11 W958

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)

Click or tap here to enter text.

South Dublin County Council

(b) Planning authority register reference number

(for example: 18/0123)

Click or tap here to enter text.

SD22A / 0286

(c) Location of proposed development

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

Click or tap here to enter text.

Main Street, Newcastle, 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.

Please see attached original objection.
The development is wholly unsuitable

and is seeking to direct people and traffic through a quiet existing residential development without their consent.

The traffic and safety issues caused will pose great challenges for residents and for the village.

Further, the way the planning application was handled and submitted with very minimal details until the council sought significant additional information was unfair on locals who didn't have sight of this and reasonable opportunity to review it and discuss it with the developer. The developer should re-submit for planning and give a proper consultation opportunity to residents of Newcombe Close, whose lives they seek

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.



Access Property Services
c/o Brian Phelan
Unit 5 - The Maieston
Santry Cross
Dublin 11
D11W958

Date: 23-Jun-2023

Dear Sir/Madam,

Register Ref. No: SD22A/0286
Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.
Location: Main Street, Newcastle, Dublin
Applicant: Deane and Deane Ltd.
App. Type: Permission
Date Rec'd: 26-May-2023

I wish to inform you that by Order dated 22-Jun-2023 it was decided to **GRANT PERMISSION** for the above proposal.

This decision together with the conditions/reasons attached to the decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning & Development Act 2000.

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry. Alternatively, the information can be accessed on-line at www.sdblincoco.ie by selecting “*Planning Applications*” and conducting a search using available information such as the Planning Application number, Applicant Name or Location. Scanned planning files can be downloaded at this site.

It should be noted that any person who made a submission within 5 weeks of the date of receipt of the application by the Planning Authority and which was accompanied by the appropriate fee of €20.00 may appeal to An Bord Pleanála against the decision or any conditions attached to the Council's decision *within 4 weeks* beginning on (and including) the date of the Council's decision. Interested parties are advised to consult An Bord Pleanála to ascertain if an appeal has been lodged by the applicant.

In cases where the Planning Authority is notified of an appeal having been lodged, this information is published on a weekly basis on the Council's website www.sdblincoco.ie, under the heading “*Weekly Lists*”.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1 (Tel. 8588100 – LoCall: 1890 275 175).



Access
Property Services

Unit 5, The Maieston, Santry Cross,
Dublin 11 D11W958

T: 01 816 3333

info@propertymgt.ie
accounts@propertymgt.ie

South Dublin County Council
County Hall,
Tallaght
Dublin 24
D24 A3XC

20th July 2022

Reference No: SD22A/0286

Planning Appeal (objection) : Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

Name of the person or body making the submission or observation: Newcastle Glebe Management Company CLG, C/o Access Property Services, Unit 5 The Maieston, Santry Cross, Dublin 11

Dear Sir / Madam,

We are the Managing Agents who are contracted to Newcastle Glebe Management Company CLG. On their behalf we would like to strongly object to the above lodged planning permission SD22A/0286

We have not been informed of any planned construction on the above. Nobody communicated or informed us by any medium and we certainly have had no requests to remove our boundary wall in Newcastle Glebe. Its not within their rights to interfere with our property nor was our permission sought or any discussion entered into regarding same.

In fact they entered our property and erected a notice on our boundary wall.

Newcastle Glebe have operated and maintained the common areas for the development since the development was completed, over 15 years ago.

Please do not hesitate to contact us if you have any queries.

Kind Regards

Brian Phelan

For and on behalf of Newcastle Glebe Management Company CLG

PROPERTY MANAGEMENT • PROPERTY MAINTENANCE • FACILITY MANAGEMENT • PROPERTY CONSULTANTS • APARTMENT BLOCK MANAGEMENT

Vat Reg No. IE9571935D Company Registration Number 425323 Incorporated in Dublin Ireland

Access Property Services is a registered business name of P&B Management Ltd. Registered office: Unit 5 The Maieston, Santry Cross, Dublin 11, D11W958, Ireland

Brian Phelan, Access Property Services
Unit 5, The Maieston
Santry Cross
Dublin 11
D11W958

Date: 02-Aug-2022

Dear Sir/Madam,

Register Ref: SD22A/0286
Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.
Location: Main Street, Newcastle, Dublin
Applicant: Deane and Deane Ltd.
Application Type: Permission
Date Rec'd: 24-Jun-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. Crowley
for Senior Planner

Brian Phelan, Access Property Services
Unit 5, The Maieston
Santry Cross
Dublin 11
D11W958

Date: 02-Aug-2022

Dear Sir/Madam,

Register Ref: SD22A/0286
Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.
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Yours faithfully,

M. Crowley
for Senior Planner



Access
Property Services

Unit 5, The Maieston, Santry Cross,
Dublin 11 D11W958

T: 01 816 3333

info@propertymgt.ie
accounts@propertymgt.ie

South Dublin County Council
County Hall,
Tallaght
Dublin 24
D24 A3XC

20th July 2022

Reference No: SD22A/0286

Planning Appeal (objection) : Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

Name of the person or body making the submission or observation: Newcastle Glebe Management Company CLG, C/o Access Property Services, Unit 5 The Maieston, Santry Cross, Dublin 11

Dear Sir / Madam,

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Please do not hesitate to contact us if you have any queries.

Kind Regards

Brian Phelan

For and on behalf of Newcastle Glebe Management Company CLG

Mr. Brian Phelan
The Maieston
Unit 5, Santry Cross
Dublin 11
D11W958

Date: 24-Aug-2022

Dear Sir/Madam,

Register Reference: SD22A/0286

Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

Location: Main Street, Newcastle, Dublin

Applicant: Deane and Deane Ltd.

App. Type: Permission

Date Rec'd: 24-Jun-2022

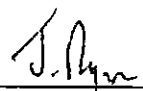
I wish to inform you that by Order No. 1070 dated 18-Aug-2022 it was decided to **REQUEST ADDITIONAL INFORMATION** for the above proposal.

This decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning and development Act 2000 (as amended).

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry.

Yours faithfully,

RECEIVED
07 SEP 2022



for Senior Planner

Brian Phelan,
Access Property Services
Unit 5, The Maieston
Santry Cross
Dublin 11
D11W958

Date: 24-Aug-2022

Dear Sir/Madam,

Register Reference: SD22A/0286

Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

Location: Main Street, Newcastle, Dublin

Applicant: Deane and Deane Ltd.

App. Type: Permission

Date Rec'd: 24-Jun-2022

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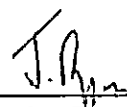
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This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry.

Yours faithfully,

RECEIVED

07 SEP 2022



for Senior Planner

Telephone: 01 4149000 Fax: 01 4149104 Email: Planningdept@sdblincoco An Rannóg
Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department.ie

Mr. Brian Phelan
The Maileston
Unit 5, Santry Cross
Dublin 11
D11W958

RECEIVED
01 JUN 2023

Date: 31-May-2023

Register Reference: SD22A/0286

Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

Location: Main Street, Newcastle, Dublin

Applicant Name: Deane and Deane Ltd.

Application Type: Permission

Date Received: 26-May-2023

Dear Sir/Madam,

I wish to inform you that **Clarification of Further Information** was received in respect of the above proposal on 26-May-2023.

This submission may be inspected or purchased at the Planning Department which is open daily, Monday to Friday, from 9.00 a.m. to 4.00 p.m. inclusive.

In accordance with Part III, Article 34 (8) (b) of the Planning & Development Act, 2000 (as amended), the Council shall make its decision on this application within 4 weeks from the date of receipt of the further information.

Please note: The Council MAY determine that the submission received constitutes SIGNIFICANT ADDITIONAL INFORMATION in which case the applicant(s) will be requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended). If this is the case then you

Land Use, Planning & Transportation Department
Telephone: 01 414 9000

Fax: 01 414 9104

An Rannóg Talamhúsaíde, Pleanála agus Iompair
Email: planningsubmissions@sdblincoco.ie
South Dublin County Council

Brian Phelan, Access Property Services
Unit 5 - The Maieston
Santry Cross
Dublin 11
D11W958

Date: 05-Apr-2023

Dear Sir/Madam,

Register Reference: SD22A/0286
Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.
Location: Main Street, Newcastle, Dublin
Applicant: Deane and Deane Ltd.
App. Type: Permission
Date Rec'd: 06-Mar-2023

I wish to inform you that by Order No. 361 dated 03-Apr-2023 it was decided to **SEEK CLARIFICATION OF ADDITIONAL INFO.** for the above proposal.

This decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning and development Act 2000 (as amended).

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry.

Yours faithfully,

RECEIVED
03 APR 2023

M. Crowley
for Senior Planner

Land Use, Planning & Transportation Department
Telephone: 01 414 9000

Fax: 01 414 9104

An Rannóg Talamhúsaide, Pleanála agus Iompair
Email: planning.dept@sdblincoco.ie

Comhairle Contae

South Dublin County Council

Brian Phelan, Access Property Services
Unit 5 The Maieston
Santry Cross
Dublin 11
D11W958

RECEIVED
11 MAR 2023

Date: 07-Mar-2023

Register Reference: SD22A/0286

Development: Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

Location: Main Street, Newcastle, Dublin

Applicant Name: Deane and Deane Ltd.

Application Type: Permission

Date Received: 06-March-2023

Dear Sir/Madam,

I wish to inform you that **FURTHER INFORMATION** was received in respect of the above proposal on 06-March-2023.

This submission may be inspected or purchased at the Planning Department which is open daily, Monday to Friday, from 9.00 a.m. to 4.00 p.m. inclusive.

In accordance with Part III, Article 34 (8) (b) of the Planning & Development Act, 2000(as amended), the Council will make its decision on this application within 4 weeks from the date of receipt of the further information (or 8 weeks in the case of an application where an EIS is involved).

Please note: The Council MAY determine that the submission received constitutes SIGNIFICANT ADDITIONAL INFORMATION in which case the applicant(s) will be requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended). If this is the case then you will be notified of receipt of revised public notices and you may make a further submission within the specified time period.

If it is determined that the response does not require revised public notices then further submissions CANNOT be accepted.

Yours faithfully,

M. Crowley
for Senior Planner