

An Bord Planala  
64 Marlborough Street,  
Dublin 1

<http://online.pleanala.ie/en-ie/housing/observation>

12 St James's Terrace,  
South Circular Road,  
Dublin 8

Email: [REDACTED]

Tel: [REDACTED]

**RE: STRATEGIC HOUSING OBSERVATION**  
**WHITEHEATHER INDUSTRIAL ESTATE, SOUTH CIRCULAR ROAD**  
**REF: ABP 313278/22**

11 May 2022

Dear Sir or Madam,

We wish to make an observation with respect to the above plan for 335 build to rent apartments which will overlook our property. This observation concerns the reinstatement of our side entrance, which is currently blocked by the gate at the entrance to the garage next to our house. The entrance plinth remains extant. We argue that we should have a minimum of 1.5-metre pathway (the minimum requirement separating a private dwelling and a business property) along the side of our house to facilitate access and exit to our property at number 12. The proposal for the new apartments includes the use this garage entrance as a walkway entrance. A narrow walkway into our side entrance would not disrupt this proposal.

Our grounds are threefold:

1. We currently have been deprived of what was formerly our fire exit.
2. We have no access to our side window, even for cleaning purposes.
3. A gas pipeline runs along the side of our house, which we are currently blocked from accessing, should an emergency leak occur.

Regards,

Brian and Aquila McCann