

Vivienne Keane
'Friarswood',
17 Brennanstown Vale,
Foxrock.
Dublin 18

An Bord Pleanala
64 Marlborough Street,
Dublin 1,
D01 V902

16th May 2022

Re: Observation to Strategic Housing Development Application.

Case reference: TA06D.313281

Applicant: Cairn Homes Properties Limited

Description of Development: Demolition of '*Winterbrook*', and the former dwelling attached to Barrington Tower (a protected structure), construction of 534 no. Build to Rent apartments, creche and associated site works.

Dear Sir / Madam

I wish to make this written observation in respect of the SHD application referred to above.

In accordance with relevant requirements please note that:-

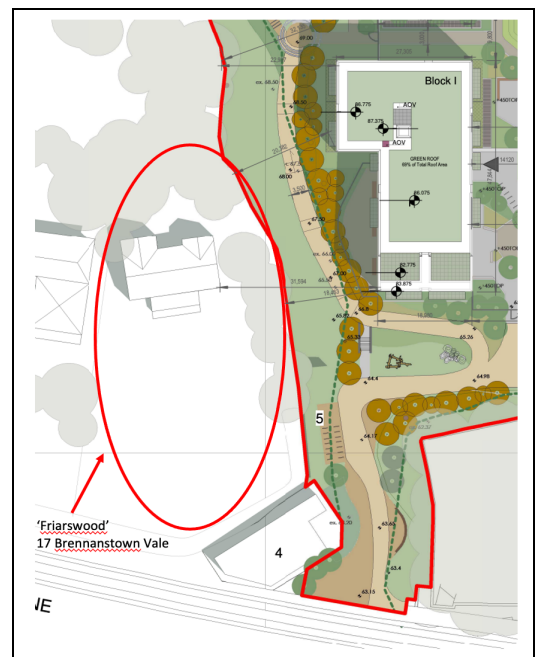
- I have made the required payment of €20 being the prescribed fee in this instance.
- This submission is being made within the 5-week period from which the application was made to An Bord Pleanala (i.e. on or before the 17th May 2022).
- My contact details are as per the address above and any correspondence in respect of this application should be sent to me at that address.

I set out the full grounds of my observation hereunder.

1.0 Context

I am the owner and resident of the house called “*Friarswood*” located at No. 17 Brennanstown Vale. My property immediately adjoins the application site along its western boundary. Please refer to Figure 1 for details.

Figure 1
Location of my home relative to the application site.



2.0 Issues of concern

While I am not opposed to the principle of the proposed development, I do have several concerns that I would like the Board to consider: -

1) The **negative impact on the residential amenity of my home at No. 17 Brennanstown Vale** due to:-

- The **visual overbearance** of the 5-6 Storey Block I (which will rise to c. 9.6 m over the ridge height of my home, and which will be only 17m from our shared boundary).
- The negative impact on our rear garden and all our habitable rooms with east facing windows (including our kitchen and conservatory) due to **over shadowing** and **loss of light** given the proximity, height and massing of Block I relative to our home. (See below for further details on this).
- **Loss of privacy** by way of direct over-looking into our kitchen, conservatory, and rear garden (from both windows and overhanging balconies on the western and southern elevation of Block I).
- The potential **noise impact** arising from the shared leisure and amenity facilities at the lower floor levels of Block I, which will be located only 17m from the shared boundary of our home.
- The **potential loss of screening along the western boundary** of the site (due to proposed boundary and landscaping treatments) which will make the proposed new development even more visually prominent at this location.

If the Board is of a mind to grant permission, we would respectfully request that the massing and scale of the development (particularly along the western boundary) be significantly reduced to ensure a more appropriate transition between the existing 2-storey homes at Brennanstown Vale and this new apartment development. It is our considered opinion that the blocks along this boundary should be reduced to 3-4 storey to mitigate against all the potential negative impacts referred to above. We would also appreciate if better landscaping treatment could be provided along our shared boundary to mitigate against the visual impact of the proposed development and reduce noise impact.

2) The significant **Traffic Impact** on Brennanstown Road (most especially at the junction with the R842) as declared in the Traffic Impact Assessment. In the interests of sustainable development and road safety, we would ask the Board to consider appropriate mitigative measures in this regard (such as alternative traffic access points for the scheme and / or reducing the

scale of the proposed development having regard to the capacity constraints of the existing local road network and its junctions.

We also wish to bring the following to the Boards attention in respect of the application documents (specifically the drawings, photomontages and the EIS): -

- It is difficult to make out from the landscape drawings (No's. 1815 PL P 05 IFP and 1815 PL P 08 IFP) whether the existing mature trees located within the application site (aligning its western boundary) adjacent to our property are being retained or removed. These trees currently provide excellent screening between our home and the development site. This mature tree line is referred to in the landscape design statement and a photo is provided (V2, pg5). The design statement claims that every effort will be made to retain existing hedgerows and trees, but it is not clear from the Landscape Masterplan if this is to be the case along the shared boundary with our home. The details on the boundary treatment drawing (No's. 1815 PL P 05 IFP) show that it is intended to remove the existing fencing on this boundary and to replace this with a proposed mesh fence (subject to agreement) so it seems likely that the existing trees along this boundary may also be removed as part of this process too. It is also proposed to provide '*meadow*' type landscaping along this boundary and to provide new '*bat friendly planting*' adjacent to Block I (Drg. No. 1815 PL P 08 IFP refers). It is our considered opinion that this proposed landscape treatment will not provide adequate screening between us and Block I (especially if the existing mature trees along this boundary are being removed). **We would therefore ask the Board to get clarification on boundary and landscaping proposals along the western boundary of the site to ensure that if required, revisions can be made to the landscape plan to provide appropriate screening, to reduce visual impact, protect privacy and provide noise buffering between the proposed development and our home.**
- We also wish to query the two purple lines 'B'-'B' on the Boundary Treatment Plan (Drg. No. 1815 PL P 05 IFP). There is no reference to this boundary treatment in the legend or in the design statement. Given that it relates to the boundary with our property we would be grateful for clarification on this. **We would ask the Board to please ensure that all boundary and planting treatments in this area maximise screening and security and minimise noise impact.**
- While the Visual Impact Assessment carried out in the EIS claims that existing vegetation will provide good screening between the existing development and the surrounding area (and shows much of this existing vegetation in the photomontages), we note that this may not correspond with the potential removal of existing vegetative screening, particularly along the western boundary of the development site as suggested in the landscape masterplan and boundary treatment drawings (No's. 1815 PL P 05 IFP and 1815 PL P 08 IFP). **We would therefore appreciate if the Board could get clarification on this in the interests of ensuring that the Visual Impact Assessment**

(particularly with regards to the visual impact within Brennanstown Vale) is accurate and fair.

- The architectural drawings which show the scale of the proposed development along the western boundary of the site (particularly the Western Elevations of Block I and Contiguous Section D-D) do not seem to correspond with Photomontage Views No. 7,8, 9, 10. **We would respectfully ask that the Bord compare the Architectural Drawings with the photomontage views referred to above and to consider the accuracy of the Visual Impact Assessment** in this regard. It is our considered opinion that View No. 11 does accurately reflect the scale and massing of Block I relative to the existing houses in Brennanstown Vale (as the roofs of our homes can be seen in this image). We would therefore ask the Board to please consider this view to get a sense of the massing and proximity of the proposed development to the houses in Brennanstown Vale. We would also point out to the Board, that there is no photomontage view showing the potential visual impact of the proposed development from our home and its curtilage. We would therefore ask the Board to refer to the Western Elevation Drawing for Block No. 1 (Architects Drawing: BRT-1-02-I-ZZZ-DR-RAU-AR-2007) which we feel gives a very accurate sense of the potential visual impact of proposed Block 1 from our home and its curtilage.
- The '**Daylight, Sunlight and Overshadowing**' analysis submitted with the application specifically refers to the negative impact that will be experienced at our home at No. 17 Brennanstown Vale with regards to reduced daylight and overshadowing. **We would therefore ask the Board to mitigate against these stated negative impacts to our home by reducing the height, scale, massing of Block I along the western boundary of the site.**
- The Traffic Impact assessment clearly acknowledges the negative impact of the proposed development on the local road network, most especially Junction No. 1 (at the top of Brennanstown Road where it joins with the R842). Brennanstown Road and Junction 1 already experience high levels of traffic not only at peak time but throughout the day, especially at the weekends (due to the Park Retail Centre on the southern side of the M50) and during race days at Leopardstown. Despite DLRCC's best efforts at improving the geometry of Brennanstown Road, the fact remains that this road cannot be sufficiently widened to increase its capacity to accommodate the zoned housing land in this area. The only solution is to provide additional and alternative traffic access points from the application site to alleviate pressure on Brennanstown Road and its existing junctions. **We would therefore request that alternatives be considered for this development which might help to mitigate the negative traffic impact of the proposed development particularly at the Junction of the R482.**

3.0 Conclusion

Overall, it is my consideration that the scale of the proposed development is excessive and needs to be reduced to protect the residential amenity of our home at No. 17 Brennanstown Vale, particularly with regards to overbearance, overshadowing, loss of light, loss of privacy and operational noise.

It is also my considered opinion that having just one traffic access off Brennanstown Road to serve the proposed development is fundamentally flawed. The traffic access arrangements for this scheme need to be radically reconsidered in the interests of proper planning, sustainable development, and road safety.

I would appreciate your careful consideration of the above matters when assessing this application.

Your faithfully

PP


Vivienne Keane