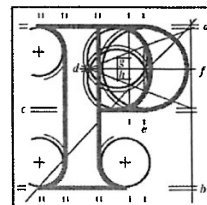


Our Case Number: ABP-315183-22

Planning Authority Reference Number: LRD6002/22S3



**An
Bord
Pleanála**

Denis and Leny White
192A Dunluce Road
Clontarf
Dublin 3

Date: 21 December 2022

Re: Construction of 580 no. apartments and associated site works.
Lands to the east of Saint Paul's College, Sybil Hill Road, Raheny, Dublin 5

Dear Sir / Madam,

An Bord Pleanála has received your submission including your fee of €50.00 in relation to the above-mentioned large-scale residential development and will consider it under the Planning and Development Act 2000, as amended.

Your observations in relation to this appeal will be taken into consideration when the appeal is being determined.

Section 130(4) of the Planning and Development Act 2000, as amended, provides that a person who makes submissions or observations to the Board shall not be entitled to elaborate upon the submissions or observations or make further submissions or observations in writing in relation to the appeal and any such elaboration, submissions or observations that is or are received by the Board shall not be considered by it.

If you have any queries in relation to the appeal, please contact the undersigned. Please mark in block capitals "Large-Scale Residential Development" and quote the above-mentioned reference number in any correspondence with An Bord Pleanála.

Yours faithfully,



Ashling Doherty
Executive Officer
Direct Line: 01-8737160

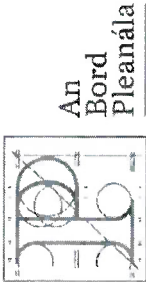
LRD40 Acknowledge valid observer submission

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Lodgement Cover Sheet - LDG-060001-22



Details

Lodgement Date	15/12/2022
Customer	Denis and Leny White
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Lodgement ID	LDG-060001-22
Map ID	
Created By	Klaudia Wieszowska
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

Categorisation

Lodgement Type	Observation / Submission
Section	Strategic Housing

PA Name	Dublin City Council North
Case Type (3rd Level Category)	

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Value	0.00
Refund Amount	

Observation/Objection Allowed?	
Payment	PMT-046899-22
Related Payment Details Record	PD-046789-22

Observation

315183
LRD 6002/2253
LRD 6002/2253

PA Case Number	
PA Decision Date	
County	
Development Type	
Development Address	
Appellant	
Supporting Argument	

Development Description	
Applicant	
Additional Supporting Items	

Run at: 15/12/2022 10:34

Run by: Klaudia Wiezowska

192A Dunluce Road
Clontarf
Dublin 3

Tuesday 13 December 2022

The Secretary, An Bord Pleanála
64 Marlborough Street
Dublin 1

Ref. Raheny 3 Limited Partnership
LH29N315179
St Paul's College (Playing Fields), Sybil Hill, Raheny, Dublin 5

AN BORD PLEANÁLA	
LDG-	<u>060001-22</u>
ABP-	
15 DEC 2022	
Fee: €	<u>50</u> Type: <u>duque</u>
Time:	By: <u>post</u>

To whom it may concern

Enclosed is our objection and fee for €50 for case mentioned below.

We wish to object to the above case for a plan to build 580 apartments, creche and 100-bed nursing home on the playing fields at the rear of St Paul's College, St Anne's Park, Raheny. This Park is public and a great amenity for the people of Dublin and beyond.

This proposal contravenes the Z15 planning regulations and will devastate the local GAA, Soccer and Rugby Clubs. We are trying to get more children to take up sports and get them outdoors, and now we have a ludicrous proposal like this in St Anne's Park.

There is no logic or common sense to this proposal. The only gain in this is for enriching a developer who doesn't care about the environment. If this gets the go-ahead, the developer will have made his money and the community will be left with a complete disaster in terms of the environment and traffic for the entire north side of the city. Have we not learned from our past mistakes?

I have lived all my life in Clontarf and very close to the park and if this development gets the go ahead it will be a tragedy for the park and the local community. There will be no community gain from this development; we should be enhancing the Park not destroying it.

St Anne's Park is a stone's throw from the Bull Island UNESCO Biosphere and this proposal will have an adverse effect on this as thousands of protected wintering birds use the Park as feeding grounds. It will also impact on the bat species in the park which are protected under the EU Habitats Directive.

10/10/2023
 10/10/2023
 10/10/2023

AN BORD PLEANÁLA

LDC- _____
 ABB- _____
 17 DEC 2023
 Fee: @ _____
 Time: _____
 By: _____

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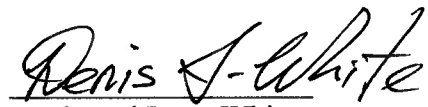
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The traffic in the area is already at breaking point and anyone who uses Sybil Hill Rd on a daily basis will tell you that.

Previous proposals for this site were rescinded by An Bord Pleanála or by way of Judicial review.

We are asking An Bord Pleanála to do the right thing for the good of this fantastic amenity and reject this application.

A handwritten signature in black ink, appearing to read "Denis J. White". The signature is written in a cursive, flowing style with a horizontal line underneath the name.

Denis and Leny White