

To Whom it concerns,

We wish to lodge an objection to the above listed proposed planning application on the grounds mentioned below.

This is the second attempt by this party to build on this site. The proposed development is bigger than the original one which concerns us greatly!! We had grave concerns the last time and these are only heightened this time when we examined the plans for more houses/apartments and storeys between 3 and 5 being sought. We believe this is far too big a development for such a small space and is it 3 or 5 storeys...this is not at all clear?

We are resident here since 2005 and then we had some difficulty getting house insurance due to the fact that our house and others in our cul de sac and further into the estates of The Old Forge and Grange Manor were flooded. This flooding was caused during the heavy rain in and around late 1990s where the river Griffeen burst its banks. Since then a very good job has been done in reclaiming the river Griffeen and keeping the overflow drain opposite our house free from rubble/rubbish both by the CoCo but mainly by ourselves. We are very concerned that if this density of housing is constructed and the 31 trees under consideration are removed in doing so, that the drainage in the area will be greatly reduced. Our house and those around us will be at a high risk of flooding again making it impossible to get house insurance thus reducing the value of our houses.

We live in a Cul de Sac and have trees opposite our house. We are very very concerned that by building 3 or 5 storey houses/apartments that we will be overlooked and our precedent privacy will be interfered with.

We are also concerned that by cutting down so many trees and with such a high density proposed that the wildlife such as birds, foxes, rabbits and bats to name some will be diminished greatly. Bats as you know are a protected species in this country. We are aware that you did a study of the bat population here for the last proposed planning application. Dr Emma Teeling/UCD with a particular interest in bats still feels that the present proposed high density development will do detrimental damage to the bat population in that and surrounding areas.

Traffic coming in and out of the estates of The Old Forge and Grange Manor is already a nightmare and as established residents we are seriously concerned about the extra traffic this high density development will add. We want this to be thoroughly investigated prior to any building commencing.

Please find attached our email to your finance department as evidence of our fee having been paid to lodge this objection.

We would ask that these issues are thoroughly investigated and not simply revert to the original proposed plans (SD21A/0144) which was not granted in July 2021. We had as already stated grave concerns then but even more now. We ask that you keep us fully informed of your updated investigations regarding our concerns.

Kind regards Mary and Liam Kavanagh, 32 The Old Forge, Lucan, K78N220.

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Mary & Liam Kavanagh
32 The Old Forge,
Lucan,
Co. Dublin.**

Date: 19-Jan-2022

Dear Sir/Madam,

Register Ref: SD21A/0359
Development: Construction of a residential development comprising 3 three to five storey blocks of 74 apartments (20 one bed, 48 two bed and 6 three bed) all with associated private balconies/terraces to the north/south/east/west elevations; vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south west of site; pedestrian access from Griffeen Park to the south east of the site; provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works.
Location: Hayden's Lane, Adamstown, Lucan, Co. Dublin
Applicant: Jackie Greene Construction Limited
Application Type: Permission
Date Rec'd: 22-Dec-2021

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.sdblincoco.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.sdblincoco.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. Furney
for Senior Planner