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98 The Old Forge
Hayden's Lane
Lucan
Co. Dublin
K78 TP64

02/02/22

REF: SD21A/0359
Hayden's Lane,
Adamstown,
Lucan, Co. Dublin.

Dear Sir / Madam,

We are writing in relation to the planning application SD21A/0359. We have made the required payment of €20. Please find the receipt attached.

We object to the planning application as it currently stands, for the reasons outlined below.

1) Excessive Development

The proposed development is not in keeping with the surrounding developments of Hanstead, Finnstown, The Old Forge and Grange Manor, in density, scale or height. At a planned height of up to 5 storeys the development is completely out of line with those surrounding developments and would impact the privacy, visual amenity, and safety of residents living adjacent to the development.

2) Traffic Impact

The data on which the traffic impact assessment is based, is not sound. It is theoretical and based on the assumption that the total number of cars associated with the new development will be 42. For reasons highlighted under 4) below, the expected number of cars should be at least 74, representing a conservative estimate of 1 car per residence.

Residents of the new development will need to exit via Hayden's Lane, through The Old Forge/Grange Manor and on to Griffeen Avenue. The traffic impact assessment makes no mention of the traffic issues for residents exiting The Old Forge/Grange Manor during peak hours pre-covid, with traffic being backed up into the estates regularly. These same issues are beginning again as restrictions lift and we return to 'normal' daily routines. With the additional 74+ cars trying to also exit onto Griffeen Avenue this will have a very negative impact on existing residents, new residents, and the surrounding environment.

For these reasons the traffic impact as described in the planning application, is inaccurate and invalid.

3) Hazardous Junction

The junction that currently exists between Hayden's Lane and The Old Forge/Grange Manor is currently hazardous. Many residents in The Old Forge/Grange Manor have reported near misses with cars, vans, motorbikes and cyclists, exiting or entering Hayden's Lane. The application makes no reference to this junction which will have to be used by all residents in the new development. The increased volume of traffic (which will be much larger than that projected in the application for the reasons outlined in point 4), will certainly lead to accidents at that junction.

4) Inadequate Parking Spaces and Public Transport

The planning application includes 42 car parking spaces for 74 residences. When you consider that the development is 1km from the nearest bus stop, and at least a 10-minute cycle from Adamstown train station, it is highly unlikely that there would be only 42 cars owned by residents of the development. The public transport in the area is inadequate, currently it takes up to 20 minutes to get by bus from the nearest bus stop to the bus stop at Woodies on the far side of Lucan. This has not improved with the new Bus Connects routes, and leaves many with no option but to travel by car.

The assumption has to be that there would be upwards of 74 cars owned by residents of the new development. This would have a severe impact on traffic in the area and the question of where these cars would park also has to be asked. If they are parked along Hayden's Lane, it would narrow that lane making it difficult if not impossible for emergency and service vehicles to pass through. It would also make the lane dangerous for those walkers and cyclists who use it to access the canal.

5) Flood Risk

The proposed overdevelopment renews concerns over *flood risk* in the area. While upgrade works on the river Griffeen have since contained the fallout of severe flooding seen in the early 2000s, the river is increasingly flooding its banks and the impact of this 74-unit development directly adjacent to the riverbank can hardly be considered sustainable. There is also the adverse impact an increase in flooding would have on the wildlife and biodiversity in the area, to be considered.

We respectfully urge South Dublin Co. Council to consider the concerns outlined above and would ask them to refuse permission for this planning application. We would be delighted to see the site developed in some way that would benefit the community. All would be better served with a lower density residential development which is in keeping with the surrounding developments, or with social amenity such as that previously granted for a nursing home.

Yours faithfully,

Alison Herlihy
David Herlihy

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

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

**Alison & David Herlihy
98, The Old Forge
Hayden's Lane
Lucan
Co. Dublin
K78 TP64**

Date: 02-Feb-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**

