

I object to the proposal for the following reasons:

This development is disproportionate to the surrounding dwellings including our own which is located adjacent to the north side of the site. It does not follow previous planning applications restrictions and the sustainable development of the area to date.

The density and height of the proposed submission is excessive and would be exceptional in this wider Lucan area. At three to five stories in height our Family home would be in the shadow of this development as it is south facing from our dwelling outlook. The sunlight in our garden and dwelling would be drastically reduced. As our home is significantly lower height it would be overlooked and dominated by this development, and it would significantly affect the privacy of our dwelling. We feel this development would be overbearing, inconsistent and unsuitable for this location.

Our home was the subject to flooding in 2000 (the garden was subject to historic annual flooding). Flash flooding has been an issue over the years on the north side of this site. Although upgrade works have been very successful we fear the addition of such a large development lacking green areas could see the return of flooding. The Griffeen river regularly bursts its bank following heavy precipitation. This issue is not addressed in the planning application.

The development offers insufficient parking for the residents with just 41 spaces for 74 apartments. A more realistic number would be 100 cars owned by residents plus visitors etc. There is no other safe parking along Hayden's Lane. This could affect access for emergency and service vehicles.

Public transport is difficult to access from the site the train station is almost 2km away and the nearest bus stop almost 1km from the site with no direct access. This will increase the need for cars to get to schools and work etc.

The additional traffic generated by this development is a major worry. Even with 41 extra cars this would represent a massive increase in traffic from its current 10 cars on this route. A traffic bottle neck will form at Griffeen Avenue and Grange Manor where Hayden's lane joins the road on a corner which leads to a busy roundabout.

The development maps also encroach on our dwelling lands the boundary marked to the centre of the boundary ditch where in reality the boundary fence is on the site side of the boundary ditch. The boundary ditch is not the developments property. This boundary has always been marked with a wire fence.

To conclude, I welcome the development of this site but feel that the community could be better served with a significantly lower density in the region of 20 – 25 homes would be more in-line with the adjacent housing densities.

Regards

Martin Brabazon

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

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

**Martin Brabazon
Hayden's Lane
Esker South
Lucan
Co. Dublin**

Date: 04-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

