

5 The Grove
Grange Manor
Lucan
Co. Dublin
K78 AN25

Planning Department
South Dublin County Council
County Hall Tallaght
Dublin 24
D24 A3XC

3rd February 2022

Re: Objection to Planning Application SD21A/0359

To Whom It May Concern,

I am writing in relation to the planning application submitted by Jackie Greene Construction Limited for the 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) identified by the above reference. I have made the required payment of €20 (receipt attached).

I object in the strongest possible terms to the proposal as it stands for the following reasons:

Density & Height

The proposed height and scale of the development is excessive and entirely out of proportion to the neighbouring developments. The proposed height of up to 5 storeys would result in overshadowing on the adjacent residential houses and would be visually dominant to the surrounding neighbourhood.

Additional Traffic Volume

The additional traffic generated by this development would impact on the adjacent estates of The Old Forge and Grange Manor. There is already significant pressure on the roads out of the estate with difficulty accessing Griffeen Avenue, and frequent tailbacks into the estate. This development would significantly add to an existing issue and have a negative impact on the residents of The Old Forge and Grange Manor.

In addition, the junction between Hayden's Lane and Grange Manor is located on a sharp bend (coming from Hayden's Lane) and is an existing concern due to visibility issues at this junction. Any increase in traffic at this junction would raise serious safety concerns.

Lucan already has a considerable traffic problem, and with a population growth percentage above the national average, there are significant issues with access to school places and

amenities. The South Dublin County Council Development Plan consultation booklet referred to the Development Plan including 'objectives to facilitate and deliver the housing needs to current and future populations in locations which are served by good quality infrastructure'. We are the 'current population' and we are not served by good quality infrastructure relative to the population and continuous housing developments in our area. The current infrastructure cannot support this proposed development.

We trust that the planners will take these serious concerns into account when considering their decision on this application.

Yours sincerely,
Barry & Sheila Harte

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

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

**Barry & Sheila Harte
5, The Grove
Grange Manor
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**

