

To whom it concerns,

I am writing in relation to the planning application submitted for the construction of a residential development comprising 3 no. 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 details below in red)

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

I believe that this development is completely unsuitable for the site and location. Its acceptance would be completely against the proper planning and sustainable development of the area.

The sheer size of the proposed submission would not be keeping with the surrounding dwellings. The houses in The Old Forge will lose privacy and some will be completely overlooked. Surely a development of maybe 20 houses would be more in keeping with the surroundings. Also a major issue is the fact that there is only space allocated for 41 cars. With 74 apartments I feel it is very naive of the planners to assume 41 spaces would be adequate. The reality is that we would be looking at over 100 cars minimum. Where will these extra cars park? Hayden's lane will become an overflow car park and this will continue out into The Avenue Grange Manor causing chaos and making the safety at the entrance to the estate very dangerous. This extra volume of traffic would put tremendous strain on the already busy access onto Griffeen Avenue. This is the only entrance for both The Old Forge and Grange Manor, and can already be strained during peak times as Griffeen Avenue itself can be backed up well past the park entrance on Griffeen Avenue. This already leaves us at the mercy of polite drivers to let us out. Adding this density of housing will increase the traffic congestion by 40/50% which seems completely detrimental to both estates.

The application also overlooks the junction between the Old Forge/Grange Manor and Hayden's Lane. As it stands with only 12 occupied homes along this lane, this junction is located on a sharp left hand bend coming from Haydens Lane. I have witnessed and been involved numerous near misses with cars just driving straight up Haydens Lane acting like its a straight road and that they have right of way. This is an accident waiting to happen.

The density of the proposed submission is unsuitable for this location. The site itself is not sufficient to accommodate the amount of dwellings proposed. We are living in a rural area not a central city location.

The area was subject to flooding in 2000 leading to widespread damage to many homes yet building work continued on the site that was flooded. Residents in both The Old Forge and Grange Manor have had significant difficulties securing flood insurance. Most insurers have refused flood insurance due to the proximity to the Griffeen. So many residents do not have flood insurance in their policies. I know this as my house was one of the houses badly affected. There was a huge amount of work done to alleviate the threat of flooding in the future but it does not take much for the Griffeen to burst its banks, and it has been a very regular occurrence in the almost 21 years I have lived here. The traffic plan submitted was taken down Hayden's Lane and implied that the levels were low. It failed to consider that to access Griffeen Avenue, the traffic must pass through Grange Manor.

In conclusion I feel that while this site is in need of development, a much smaller development of approximately 20 houses would be better suited to this site. Alternatively small industrial units that could benefit some local businesses and create local jobs would be beneficial.

I trust that the planners will take these serious concerns on board when making their decisions.

Kind Regards

Lynne McEvoy
15 The Drive
Grange Manor
Lucan
Co Dublin

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

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

**Lynne McEvoy
15, The Drive
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**

