

The Planning Section,
South Dublin County Council,
Tallaght,
Dublin 24

John and Aisling Conroy,
14 The Close,
Grange Manor,
Lucan,
Co Dublin.

Ref: SD21A/0359

03/02/2022

Hayden's Lane, Adamstown, Lucan.

Dear Sir/Madam,

We are writing in relation to planning application SD21A/0359.

We have a few concerns about this development going ahead for several reasons.

1. Traffic Impact.

This area of Lucan in the past few years is seeing more and more housing developments being built with little to no additional infrastructure for the extra volumes of traffic. It is impossible to get from Grange Manor/Old Forge/Hayden's lane without being delayed in any direction you go due to the every increasing volume of traffic.

Hayden's Lane was originally an old country lane which when built was never designed for this level traffic.

2. Excessive Development:

The plan is for a 5 storey apartment block which is totally out of keeping with existing properties in the area.

3. Parking:

The proposed planning is for 42 car spaces for 74 apartments. This suggests just over one car space for every 2 apartments. Most apartments will have between 1 and 2 cars and in a lot of cases up to 3. The lane leading up to the planned development is very narrow and will in no way accommodate any cars parked on it. Emergency vehicles would find it hard to drive down the lane and turn around as it is never mind with cars parked on the road.

4. Inadequate Junction:

The junction between Hayden's lane and Grange Manor/Old forge is already hazardous with several close calls a day between cars coming out of Hayden's lane and the entrance to Grange manor and Hayden's estate.

5. Environmental:

The area in question backs on to natural habitat for wildlife. Building works will only disturb what wildlife is left in this area.

I hope the South Dublin County Council will take on board some of these objections and refuse planning permission at this time. This development is not suitable for the size of location of this piece of land and is causing great concern and worry for residents.

Yours Faithfully,

John & Aisling.

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

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

**John Aisling Conroy
14, The Close
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