

3<sup>rd</sup> February 2022

To whom it may concern

We are writing to you in connection with the planning application which has been submitted for the building of a residential development comprising of 3 three to five storey blocks of 74 apartments (20 one bed, 48 two beds and 6 three beds).

We have made the required payment of €20. (please find my receipt attached)

The reason we are objecting in the strongest possible terms to this proposal as it currently stands is for the following reasons:

This development is completely excessive for the site and we feel would be contrary to the proper planning and sustainable development of the area.

The density of the proposed application is unsuitable for this location. It is very much out of context and proportion in height, scale and mass of the neighbouring developments. The nearby developments of Hansted, Finnstown and Old Forge/Grange Manor are at a significantly lower rate and the most recent nearby development - the Coolamber site (SD16A/0306) is a site of 2.035 hectares – had planning granted for 80 dwellings - The site is .87 of a hectare, a site of this size would be suitable a significantly lower density of development.

At up to 5 stories in height, this is extreme, disproportionate and unsuitable for this location. The proposed development would have a considerably overbearing impact on the adjacent residential dwellings in terms of privacy, impact on light and blocking of vision as all neighbouring estates are maximum two storey housing.

The homes in Old Forge/Grange Manor were the badly affected by the flooding of 2000 and while remedial works were carried out to resolve this issue, Griffeen Park still experiences serious flooding after periods of heavy rain. This issue is insufficiently addressed in the planning submission and we fear with increased developments this will seriously impact the surrounding estates and increase the flooding risk.

We have a major concern with the increased traffic resulting from these additional residences. 74 apartments will most likely produce at least one if not two extra vehicles per household and also additional traffic entering and exiting the area. Currently at peak traffic times traffic from Old Forge/Grange Manor can regularly be backed up in our estate along Hayden's Lane. The increased traffic will make it also very unsafe for the many children who walk to and from school as there are still no proper road crossings for them to use.

Also the junction of Hayden's Lane and Grange Manor has been the site of many near misses as it is located on a sharp bend coming into the Old Forge/Grange Manor. The new

development will only increase the chances of a serious accident happening especially with the new development having it's only exit through our estates.

To conclude, we believe that this site would serve the surrounding community better if lower density homes were planned for the site.

We would appreciate if the planners could take a broader look at this proposed development and assess it taking into account our opinion and that of many of our neighbours who wish to live and bring up their children in a safe environment.

Yours faithfully

Audrey & Graham Hanan  
24 The Park, Grange Manor, Lucan, Co Dublin K78VY89

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Audrey & Graham Hanan**  
**24, The Park**  
**Grange Manor**  
**Lucan**  
**Co. Dublin**  
**K78VY89**

**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](http://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](http://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**