

The planning Section

3 The Crescent

South Dublin County Council

Grange Manor

Tallaght

Lucan

Dublin 24

Co Dublin

Ref - SD21A/0359

Hayden's Lane

2 February 2022

I am writing to object to the planning application - Ref - SD21A/0359 on Hayden's Lane, submitted for the construction of a residential development comprising 3 to 5 storey blocks of 74 apartments (20 one bed, 48 two bed and 6 three bed). I have made the required payment of €20 (receipt attached /Receipt No. T4/O/696140). I also attach 3 photo's.

I object to the proposed development for the following reasons

Additional Traffic

The traffic plan submitted with the planning application was taken down Haydens Lane and implied that the levels where low. It failed to consider that all traffic from Hayden's Lane, Grange Manor + The Old Forge all share ONE exit + entry via the roundabout adjoining Griffeen Avenue. At peak morning times traffic is already backed up within the estate trying to exit onto this roundabout.

The application also overlooks + fails to consider the dangerous sharp bend between The Old Forge/Grange Manor and Hayden's Lane. The angles on this bend significantly reduces visibility of approaching vehicles along Grange Manor Avenue + most of us have already experienced a near miss at some point over the years. The proposed increase in traffic here is likely to lead to a serious accident in the future.

Grange Manor + The Old Forge consists of 225 properties. Hayden's Lane at present consists of 13 properties, with a proposed addition of 74 units on this site. Current traffic levels already have an enormous negative impact on all our lives, as this end of Lucan is already hugely overdeveloped.

Parking

The height + density of this development is extreme for this site. It would be totally absurd to consider 42 parking spaces would be sufficient for 74 apartments. There is already a residential development on the lane parallel to this proposed site. These residents do not have adequate parking for their needs + there is no other option for these residents but to park on Hayden's lane. This overflow parking on Hayden's Lane can be seen in a photo in the traffic report by the developers consultant. I attach that photo + a recent one also. Parked vehicles can go beyond that proposed entrance when this housing scheme have visitors etc. If the proposed 74 units are granted planning permission, also with an inadequate number of parking spaces, the only option for them will be to park either dangerously within the development or overflow onto Hayden's lane too. There are no other options nearby to accommodate any additional parking requirements. Extra cars parking on the lane could lead to a concern for the safety of the resident children who actively play + cross back + forth on this stretch of the lane. Extra cars will also most certainly add to issues, hinder traffic, pedestrians + cyclists commuting along this stretch and hinder safe access entering / exiting the proposed development. Emergency and service vehicles are likely to have issues accessing the development too. Hayden's Lane is a country Lane with narrow footpaths, it cannot safely accommodate the realistic extra volume of traffic that will overflow from this proposed site. It would be a shame for all the residents who currently reside on Haydens Lane if it becomes a dangerous overflow car park.

Flooding in 2000

Grange Manor + The Old Forge flooded badly in 2000. Management of the Griffeen River should always be a priority to protect our homes + not put extra strain on the river with overdevelopment of this site. The Griffeen River, drainage in the area, soakage protection etc is something that effects us all and our Insurance on our homes. Removal of so many mature trees, shrubbery + hedgerow is a huge concern as it all offers additional soakage protection.

Public Transport + Amenities

It is claimed that the site is well serviced in terms of public transport + amenities. The reality is that the train station is almost 2km away. In the traffic report by the developers consultants, it claims "the proposed development site is less than an 8 minute walk from Griffeen Avenue via Griffeen Valley Park and as such can be considered close to a good public transport corridor". In trying to imply the walk is shorter to the closest bus stop, they are actually suggesting an extremely dangerous route. This stretch of the park has no public lighting + is pitch dark before 5pm in winter. Photo attached. It is also totally isolated when dark. Bus routes in the area are very limited, service to so many areas is non existent.

Lucan Schools already have strict criteria, some even do a lottery system for places. So children are already going beyond walking distances for school places + after school sports + activities. Lucan's Dr's capacity are full + currently are not accepting any new patients. Lucan residents already have to access many services outside the area. Any future residents on this lane will not manage without cars to access schools, Dr, employment, shops etc. It is therefore totally unrealistic to claim 42 parking spaces will serve this proposed development of 74 units, that's before even considering visitors, deliveries + emergency vehicles.

Other concerns

Height of up to 5 storey + the density of proposed development will have a very negative impact, overlooking neighbouring properties, imposing on their privacy + impacting their right to light. Some of these neighbouring properties are single story, others are no higher than 2 storey.

To conclude, if this site is zoned as residential + residential properties are deemed to be the best option for this site. Then housing of a significantly lower density should only be considered along with realistic parking to accommodate same. I trust that the planners will take these serious concerns on board when making their decisions.

Regards

Amanda & David Cooke

A black and white photograph of a street at night. The street is lined with parked cars on the right side. A streetlight is visible in the middle ground, casting a glow. The background shows trees and a building. The overall scene is dimly lit, with the primary light source being the streetlights.

Parked vehicles on Lane

<- Entrance to site



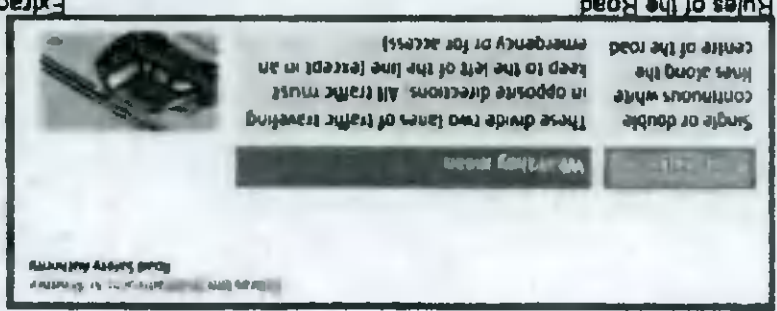
public lighting, photo: lars-mueler.de

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- 4.7 Traffic levels on Hayden's Lane are extremely low with less than 40 two-way vehicles recorded within the AM peak period between 0800hrs and 0900hrs and similar low traffic levels recorded along this route within the PM peak hour between 1700hrs and 1800hrs.
- 4.8 The proposed residential development site is adjacent to the Griffen Valley Park a public recreational facility with multiply good quality pedestrian and cycle links connecting this park with adjacent residential estates and road links.
- 4.9 To the north of Griffen Valley Park is Griffen Avenue and located on Griffen Avenue are bus stops which provide bus links between Adamstown Train Station and Dublin City Centre via Dublin Bus Route 25B.
- 4.10 The 25B bus service operates every 20 minutes from 0632hrs to 2317hrs on Monday to Friday and every 30 minutes from 0647hrs to 2317hrs on Saturdays and from 0917hrs to 2317hrs on

4.5 As previously discussed a solid centre line road marking is within the centre of the Hayden's Lane carriageway. However, this arrangement does permit the crossing of the solid white line for emergency and access purposes.

4.6 Extract 1.0 below from the Road Safety Authority Publication Rules of the Rules confirms the above.



Photograph 1.6: Southbound view into Hayden's Lane from existing vehicular access to application site.

Photograph 2.0: Northbound view into Hayden's Lane from existing site access.



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

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

**Amanda & David Cooke
3, The Crescent
Grange Manor
Lucan
Co. Dublin**

Date: 03-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**