

Finnstown Abbey Residents Association  
c/o 16 Silverwood  
Finnstown Abbey  
Lucan  
Co. Dublin

Planning Dept  
South Dublin County Council,  
Tallaght,  
Dublin 24.

3<sup>rd</sup> February 2022

Re: Submission on Planning Application Reg. Ref. SD21A/0359

Dear Sir or Madam,

We refer to the above listed Planning Application. We the Finnstown Abbey Residents Association wish to lodge an objection to planning application reg. ref SD21A/0359. Please see enclosed a copy of the receipt for payment of the prescribed fee.

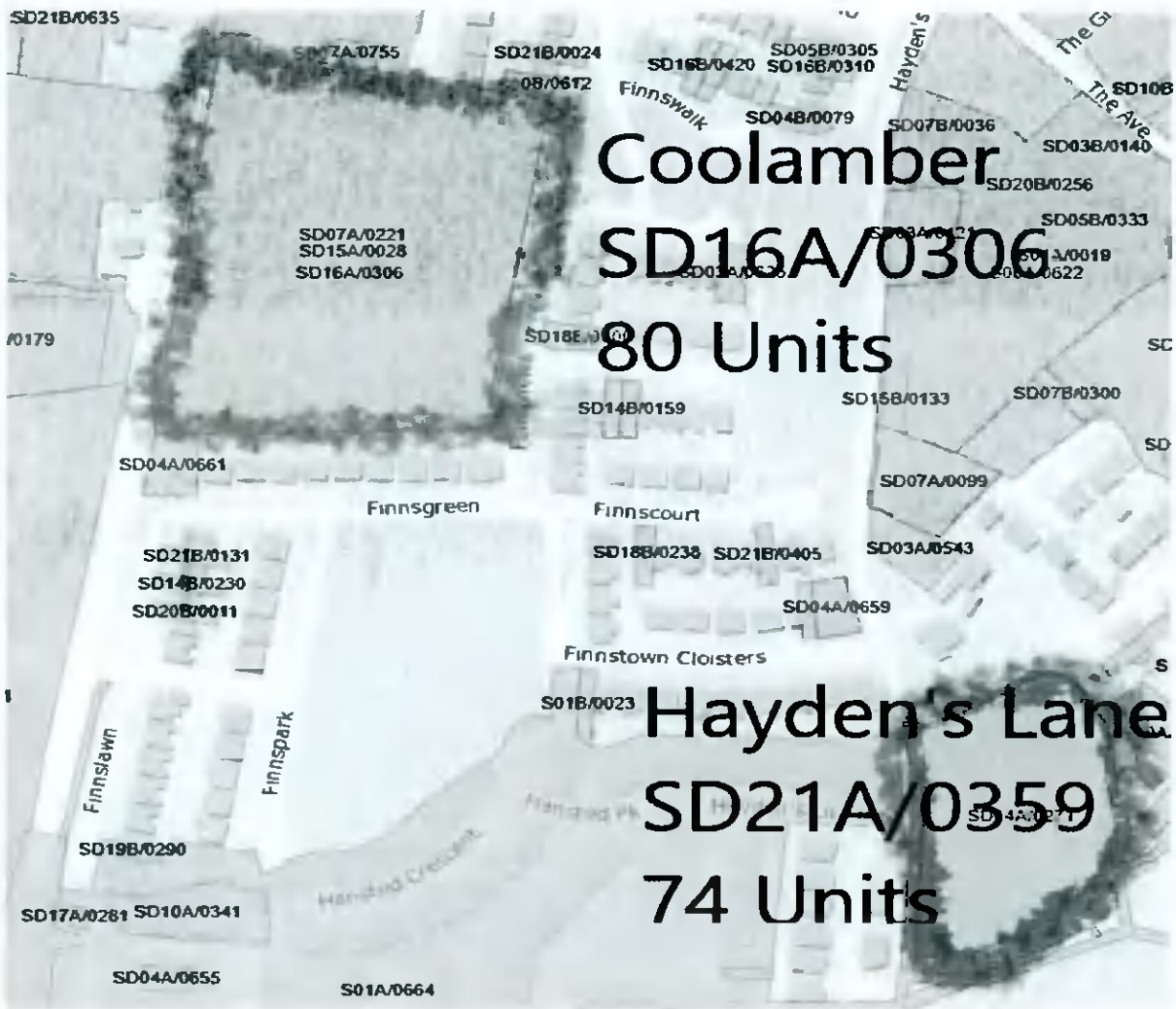
We believe there are aspects of the planning application that need altering in order to allow any proposed development to be in character with its immediate environment and to be in line with previous planning applications within the area such as that recently built at Coolamber located off the Newcastle Road.

*This application proposes the Construction of a residential development comprising 3 x 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.*

### **1. Housing Density**

This application is seeking 74 units on lands of 0.87 hectares. This level of density would be markedly out of character with surrounding housing densities and significantly, so with Hayden's lane itself which consists solely of standalone houses.

We are suggesting that density of housing units suitable for this site needs to be revised and reduced to be in line with its surrounding areas. We would also suggest there is a precedence for housing density set with planning development SD16A/0306 on lands of 2.035 Hectares (see map below). This was a much larger site and it comprised of 80 Units. We feel it is inappropriate that such a housing density is imposed on a streetscape that is a country lane surrounded by individual houses and other low density single storey dwellings in the neighbouring estates.



Coolamber  
SD16A/0306  
80 Units

Hayden's Lane  
SD21A/0359  
74 Units



## 2. Housing Height

The application in question proposes up to 5 storey blocks. This would be out of character with Hayden's lane, which comprises both single and two storey detached houses. Traveller accommodation at the end of the lane is single storey and the surrounding housing estates are two storeys. There would also be concern at the loss of residential amenity due to homes being overlooked /overshadowed by the sheer height and density of the proposed planning application.

## 3. Traffic/Parking/Noise levels.

Considering there are 74 units proposed, it would be safe to assume this would conservatively add 1.5 cars per dwelling. That would leave 111 cars commuting to and from the site. This would result in a significant increase in traffic levels on the lane, affecting existing residents and the wildlife that have made a home there.

The development offers insufficient parking for the residents with just 41 spaces for circa 100+ cars. This does not account for spaces required for visitors or service vehicles. There are no options nearby to accommodate the additional parking requirements which means that it is likely that cars will be poorly parked within the development or along Hayden's Lane. This will likely lead to issues with access for emergency and service vehicles. Due to poor local transport links within walking distance and no access to a high speed rail link a lot of these residents will require a car to commute. It should be noted as traffic in the area now returns to pre-pandemic levels an appropriate traffic survey of the area should be considered to assess traffic levels. It is already extremely congested in the area and the addition of 100+ cars is not sustainable. It also has potential safety risks for children at play within the development or on Hayden's lane road.

#### **4. Ecological impact.**

We as a community would have huge reservations about the proposed removal of 31 trees within the boundary of the site. This area which has a distinctly country feel/ambiance around it and would be the home to Hedgehogs, Foxes and potentially Bats which have already been disturbed by the development at Castleview, planning Ref SD16A/0306.

#### **5. Flooding impact**

The Old Forge and Grange Manor have been flooded in the past until remedial works were completed. There is considerable concern locally that the proposed cutting down of 31 trees within the boundary of the site could bring a return of same. Already houses close to the site have had great difficulty getting insurance due to past flooding events. Trees by their nature are vital for drainage and with this many trees being considered for removal it again brings to the fore the risk of flooding.

#### **6. Lack of Open Space**

The small size of the development site in conjunction with the relatively large number of proposed dwellings would leave a deficit of open space for families to enjoy even a medium quality level of residential amenity.

#### **7. Local Needs**

We note that the original planning application for this site was for an Old Folks Home. We would debate that such a use for the site would be much more suitable considering the sites quiet/rural location.

#### **8. Hazardous Material Onsite**

Having had discussions with residents living on Hayden's lane, they are of the opinion that there are significant quantities of asbestos buried within the boundary of the site. We don't have any expert reports to hand that would confirm this. However due to the serious nature of the input we would ask the council to submit a request to the developer to have the site thoroughly checked for the presence of any Asbestos contamination.

#### **9. Conclusion**

We would ask SDCC Planning to consider our inputs re planning application SD21A/0359 and ask that the application be refused in its present form. We note Clonburriss already in its planning stage would have the ability to provide housing with access to a much greater range and more readily accessed facilities than the proposed development. It should be possible to submit a more suitable development for this location, such as a residential nursing home or a lower density housing submission that is in keeping with it's surroundings.

We understand the need to have the site fully utilised, but we would suggest in terms of serving the community the present application is a poor fit.

Yours Sincerely,

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John McGivney,  
Vice Chairman,  
Finnstown Abbey Residents Association



**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)**

**Finnstown Abbey Residents Association  
C/o 16, Silverwood  
Finnstown Abbey  
Lucan  
Co. Dublin  
K78 DX45**

**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](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**