

Lynda McElherron  
64, The Old Forge  
Lucan  
Co. Dublin

Date: 31/01/2022

Ref: SD21A/0359 – Lands off Hayden's Lane (North), Lucan, Co Dublin

To whom it concerns,

As a resident of Lucan, specifically the Old Forge, I am writing in relation to the planning application submitted for the 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) identified by the above reference. I have made the required payment of €20 (receipt attached).

This proposition is completely disproportionate for the size of the site with heights and densities not approved in the immediate or nearby housing developments. It also contravenes many of the objectives of the SDCC development plan. Its acceptance would be contrary to the proper planning and sustainable development of the area.

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

1. **Proposed Density** – This location is of a limited size and the proposed density is excessive in relation to the land available. It is out of context and proportion in height, scale and mass of the neighbouring developments and would dominate the landscape. The density of the proposed submission is unsuitable for this location.
2. **Coolamber** – This recent development on the Newcastle road offers a precedent in terms of local densities where 80 units were applied for on a site of 2.035 hectares (SD16A/0306). The current submission proposes 74 units on a site of just .87 of a hectare, this is over twice the density permitted than on this nearby site. The nearby developments of Hansted, Finnstown and Old Forge/Grange Manor are at a significantly lower rate
3. **Height** – The developer proposes a scheme with building up to up to 5 stories in height, this is extreme, disproportionate and even absurd for this location. The proposed development would have a considerably overbearing impact on the adjacent residential dwellings. It would substantially affect the residential amenity of the existing dwellings impacting on their privacy, right to light and be visibly intrusive to the neighbouring residents particularly to those in the immediately adjoining one storey and two storey housing.
4. **Existing environment** - The planning application fails to take into account the actual nature of the road/lane leading to this site – this laneway has the feel of a country road with traffic associated with the 12 occupied homes that are along this road. The additional units and traffic associated with them will lead to significant increase in traffic along this lane.
5. **Flooding** – The developer has insufficiently addressed the potential issue of flooding. While they have investigated the flooding risk in relation to the site – they have neglected to review the potential of flooding to nearby residents. The neighbouring homes in Old Forge were the subject to flooding in 2000 leading to widespread

damage to many home and ongoing issues with the ability of residents to access insurance covering flooding. While there were upgrade works, the Griffeen river regularly bursts its bank following heavy precipitation. This issue is insufficiently addressed in the planning submission.



6. Removal of Trees – Included in the proposal is the removal of over 30 trees, this is of concern due to the impact of flooding and the negative impact of the local biodiversity. These trees support an enormous ecosystem of insect, small mammals and birds and their removal would have a detrimental impact on the local ecosystems. What isn't clear in the proposal is that in removing the trees to the south of the site – this cannot be completed without the removal of significant native hedgerow and shrubbery.



7. **Parking** - The development offers insufficient parking for the residents with just 41 spaces for 74 apartments. The reality for a development of this size is that there will likely be between 74 and 108 cars owned by residents', and 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. It is claimed that the site is well serviced in terms of public transport but the reality is that the train station is almost 2km away and the nearest bus stop almost 1km from the site. This means that the residents will need cars to access shops, schools and employment.
8. **Traffic through Grange Manor** - The developer also neglects to highlight the traffic impact on the neighbouring Old Forge/Grange Manor estate – the lane/road leads directly through the Old Forge/Grange Manor estate and will likely increase traffic through the estate by over 25% (Old Forge/Grange Manor is an estate of 225 units). Within Old Forge/Grange Manor, the residents already struggle with access to Griffeen Avenue at peak times with traffic backed into the estate most mornings as it is. This increased housing will have a significantly negative impact on residents of the estate. 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.
9. **Dangerous Bend** - While the application seems to address pertinent issues, it 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 dangerous left hand bend – coming from Haydens Lane, it can be difficult to see cars, bicycles, pedestrians or children at this junction – as it stands there have been numerous reports of 'near misses'. When travelling through Grange Manor – it is

almost impossible to see around the left turning bend to cross over the road to access Hayden's Lane. Any increase in traffic here is likely to lead to a serious accident in the future.



To conclude, I welcome the development of this brown field site, however, the proposal is excessive in terms of size, density, height, flooding issues and traffic concerns. I feel that the community could be better served with community or light industrial units. If housing is deemed to be the best solution, then housing of a significantly lower density in the region of 20 – 25 homes would be more in-line with the adjacent housing densities.

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

Yours faithfully,

Lynda McElherron

**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)**

**Lynda McElherron  
64, The Old Forge  
Lucan  
Co. Dublin**

**Date: 02-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**