

Planning Objection

To: planningsubmissions@sdublincoco.ie

Date: 27-01-22

Reference: SD21A/0359 by Jackie Greene Construction Limited at Hayden's Lane, Adamstown, Lucan, Co. Dublin

We the following Antonia and Martin Buchanan of 13 The Avenue, Grange Manor, Lucan, County Dublin, K78P973 and Deborah and Ben Murphy of 15 The Avenue, Grange Manor, Lucan, County Dublin object to the above mentioned planning application.

We object to the application on traffic grounds that we believe the junction between Grange Manor Avenue and Hayden's Lane is not safe.

We believe the junction layout is not currently fit for purpose and definately not for suitable for the increased traffic generated by the new proposed development.

We acknowledge the traffic report in the application, however the report in theory really does not reflect reality, as we have to endure the hazards on a daily basis.

Many of the changes to this junction over the years have been carried out following our voiced concerns however the changes have not improved the safety of the junction as the superficial changes are easily ignored by many motorists

All traffic entering and exiting from the Grange Manor Estate, Old Forge Estate and Hayden's Lane all pass this residential junction and our homes.

We request that this application is not granted until the junction is upgraded to an adequate standard to protect the safety of the local residents.

We would welcome the opportunity for you to visit the junction and discuss with us our concerns.

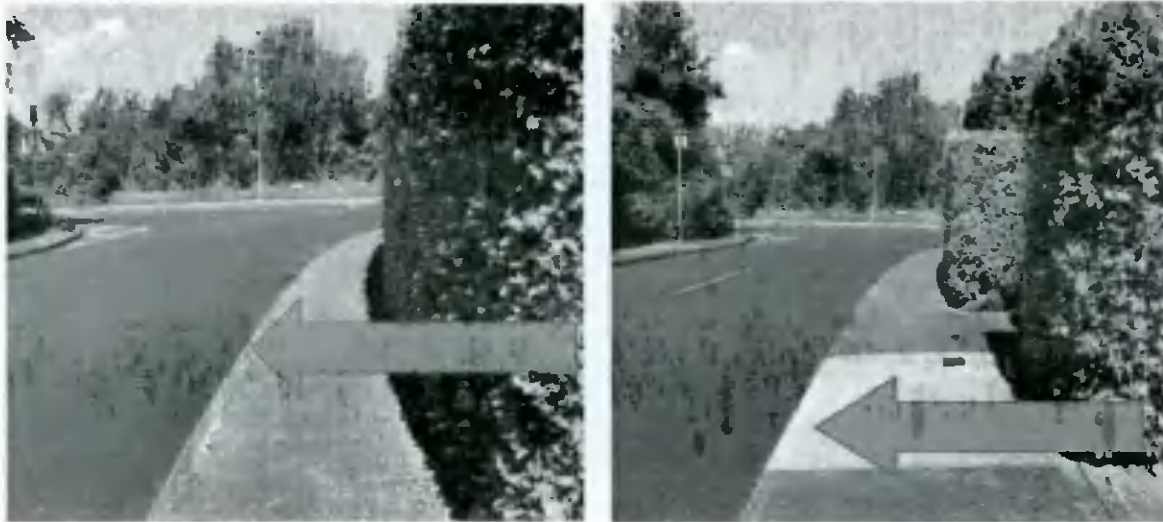
In the meantime we have outlined below some of our concerns below.

Yours faithfully,

Antonia Buchanan
Martin Buchanan
Deborah Murphy
Ben Murphy

Attachment: Receipt of payment

The junction is of a dangerous layout with the design resulting in blind spots approaching from all directions. This makes both access and egress from the residents driveways and the estate extremely hazardous.



Above: Blind spot whilst reversing from 13 The Avenue, Grange Manor (left) and 14 The Avenue, Grange Manor (right)

Below: reversing view from 15 The Avenue, Grange Manor (left) and 16 The Avenue, Grange Manor (right)



Below: View from T- Junction exit from The Grove, Grange Manor on to Grange Manor Avenue



Below: View of existing estate heading towards junction (residents parked cars always parked along road so effectively one way). This causes further blind spots, daily traffic jams and even stand-offs where drivers must reverse to allow traffic through from the opposite direction whilst approaching the junction.



Below: View of the bend blind spot entering the estates at the junction. In addition to the blind spot the road markings (solid white line) are worn away.



Below: View heading towards junction from Hayden's Lane. Inadequate road markings, add-on kerbs, worn ramps and partially hidden stop sign.



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

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

**Martin Buchanan
13 The Avenue,
Grange Manor,
Lucan,
Co. Dublin.**

Date: 28-Jan-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**