

The Planning Section,  
South Dublin County Council,  
Tallaght,  
Dublin 24.  
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27/01/22

REF: SD21A/0359  
Hayden's Lane,  
Adamstown,  
Lucan, Co. Dublin.

Dear Sir / Madam,

I, Averil McGarry of 79 The Old Forge, being adjacent to Hayden's Lane and within 150m of the above proposed development, wish to submit the following objections to this planning application. I have made the required payment of €20. Please find receipt attached.

- 1) The *excessive development* of this site relative to the surrounding residential developments and the capacity of the proposed vehicular access is evident. The proposed development is vastly disproportionate in scale, height, and density to neighbouring developments and would impose upon the surrounding area. Hanstead, Finnstown, Old Forge and Grange Manor developments are mutually consistent in terms of scale and size and are sensitive to the surrounding ecosystem. Three blocks of three to five stories in height is completely out of kilter with the neighbouring environs and would be detrimental to existing residents' visual amenity, privacy, and safety on Hayden's Lane.
- 2) The applicants refer to this as a "small residential development" and consider the likely *traffic impact* to fall "well below" the thresholds of the Traffic Management Guidelines (2003) which would necessitate a traffic impact report. Nonetheless they provide an assessment of proposed trip generation and associated traffic impact. The submitted traffic capacity forecasts on Hayden's Lane and local critical junctions are based *relative to estimates* of the sites former industrial use (50 inbound and 50 outbound daily trips) and *relative to projections* of 140 inbound and outbound traffic movements daily associated with the previously granted planning permission for a nursing home (SD15A/0301). This compares with the applicants contention that actual "traffic levels on Hayden's Lane are extremely low with less than 40 two-way vehicles recorded" at AM and PM peak hours. It uses TRICS 2020 database to establish likely trip generation associated with this development, while asserting that this generalised data is empirical rather than theoretical. It estimates 56 inbound and outbound traffic movements daily in addition to that currently "recorded". However it

does not state when this recorded data was actually collected and does not take account of the impact of onward traffic movements to critical junctions at feeder roads.

Therefore, the relative impact of this proposal with stated current use on Hayden's Lane and onwards is arguably *not empirically based* and is overly focused on Hayden's Lane in isolation. Further, up to 2020 and the onset of the Covid 19 pandemic, there were frequent long peak time traffic queues from The Old Forge, Grange Manor and Hayden's Lane at critical junctions with Griffeen Avenue and onwards to the Newcastle Road.

- 3) There is insufficient consideration or risk mitigation attached to more than doubling the traffic emerging from and entering the *junction* at Hayden's Lane and Grange Manor / The Old Forge. This is already a hazardous junction and there have been several reports of near misses. With increased traffic there is increased risk to the safety of motorists, cyclists and pedestrians. The lane itself is frequently used by walkers and joggers who will likely reassess their safety on this narrow lane should this development proceed at this scale.
- 4) The proposal additionally overstates the proximity and efficiency of *public transport* links with the 25B (now C2 route) at Griffeen Avenue and Adamstown station (stating 8mins walk to 25B and 10mins cycle to train station). The proposal includes just 42 car-parking spaces for 74 units and so presumes a public transport uptake comparable to that of suburbs within the M50. At present the C2 can take between 20-30 minutes to get from stop 7137 on Griffeen Avenue to stop 2234 at Woodies before finally reaching the N4 to progress onward to Dublin city. This cannot reasonably be expected to incentivise public transport uptake over private car use. Further, the application does not appropriately consider the need for visitor parking and so poses potential for negligent and hazardous parking around the development and on Hayden's Lane.
- 5) Such overdevelopment renews concerns over *flood risk* in the area. While upgrade works on the river Griffeen have since contained the fallout of severe flooding seen in the early 2000s, the river is increasingly flooding its banks in recent years and the impact of a 74 unit development directly adjacent to the riverbank can hardly be considered sustainable.

I respectfully urge South Dublin Co. Council to consider these concerns and refuse permission for this planning application. The community would be better served with residential development in keeping with the surrounding size, scale and density.

Yours Sincerely,

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Averil McGarry

**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)**

**Averil McGarry  
79, The Old Forge  
Haydens Lane  
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](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**