

To whom it concerns,

I am writing to the planning application submitted for the construction of a residential development comprising 3 three to five storey blocks of 74 apartments identified by the above reference. I have made the required payment of EUR 20 - please see below receipt

Up to 5 stores in height, this is extreme, disproportionate and unsuitable for this location. The proposed development would have a considerable overbearing impact on the adjacent residential dwellings. The neighbouring homes in Old Forge (where I live) were the subject to flooding in 2000 leading to widespread damage to many homes and on going issues with the ability of residents to access insurance covering flooding. While there was upgrade works done, the Griffen river regularly bursts it's bank following heavy precipitation. This issues is insufficiently address in the planning submission.

Between houses 30-35 cul de sac of Old Forge, there will be a need to cut down all 31 trees , this effects our privacy and also the wild life that live in this area. Also objecting to walk way through this area, again this invades our privacy , privacy that we paid extra for.

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 the cars will be poorly parked within the development or along Haydens lane.

There is also concern around the additional traffic generated by this development . Even with 41 spaces , this would represent an almost quadrupling of the traffic on this route. The traffic plan submitted was taken down Haydens lane and implied that level were low. It failed to consider that to access Griffen Ave, the traffic must pass through Grange Manor

The developer neglects to highlight the traffic impact on the neighbouring Old Forge/Granger Manor Estate, the lane/road leads directly through the Old Forge/Grange Manor estate and will increase traffic through the estate by almost 20% .Within Old forge/Grange Manor, the residents already struggle with access to Griffen Ave at peak times with traffic backed in to the estate most mornings as it is. This increased housing will have negative impact on residents of the estate.

Johanne Dunne  
33 The Old Forge,  
Haydens Lane  
Lucan  
Co Dublin

**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)**

**Johanne Dunne  
33, The Old Forge  
Hayden's 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**