

South Dublin County Council

19<sup>th</sup> January 2022

**Re: Application SD21A/0359 – Proposed development at Haydens Lane, Adamstown, Lucan, Co Dublin**

To whom it may concern:

I am writing to you in relation to the proposed development under planning application SD21A/0359 comprising of 3 three to five storey blocks of 74 apartments at the above address.

I wish to make the following observations in relation to the proposed development and object on the following basis:

- Excessive density
- Size and scale of the blocks
- Overlooking existing properties
- Traffic Congestion
- Damage to wildlife habitat
- Destruction of greenery

I live on Haydens Lane a mere two hundred feet from the proposed development. This is effectively a rural country lane which is very quiet with only a handful of two storey houses and bungalows. There is no through access at the top of the lane where the proposed development is situated. This is a quiet residential area comprising of a total of 11 houses.

#### **Excessive density / Size and scale of the blocks**

The proposed development is for 3 – 5 storey blocks of 74 units which is entirely out of keeping with the existing properties in the area. The density is excessive in both scale and size. There are no properties in excess of three stories in the immediate vicinity or indeed in the locality generally. The proposed development is also intrusive to both our privacy and to the streetscape. One of the three storey blocks will overlook my house and my neighbours. Additionally, there are six bungalows directly opposite the site which will be overlooked by both three and five storey blocks of apartments if this development is allowed to go ahead.

#### **Traffic Congestion**

This proposed development will bring a very substantial increase in traffic to this small country lane. The entrance to the lane is on a blind corner as the main road leads into the Old Forge. To enter the lane you must cross this junction which has very poor visibility as the road swings away left into the Old Forge. As it stands, in normal times, this is a dangerous junction when there are only a handful of cars traversing up and down the lane and seeking to exit / enter at this junction. In rush hour, this is a busy road to exit the lane out onto, as residents from the Old Forge and Grange Manor go to and from work and schools at rush hour. The proposed development of 74 units would bring excessive traffic to the area generally, and more specifically onto a small country lane which is not designed to facilitate the volumes of traffic that would be associated with a development of this size. Obviously

the traffic on the lane is nominal at present given there are only a few properties on the lane – if 74 new units are built at the end of the lane, this will bring excessive traffic to a quiet country lane and will bring congestion as cars try to enter / exit at peak times of the day. To note, the traffic survey submitted with the application was carried out during Covid-19 restrictions which would not therefore be representative of true traffic volumes given that most of society has been working from home. Additionally, it appears to reflect the number of cars entering or exiting the lane, but takes no account of the volumes of traffic on the road which leads to / from the lane and which must be traversed in order to enter / exit.

#### **Damage to habitat of wildlife**

Additionally, due to the nature of the area, there is an abundance of wildlife living around the edges of the proposed development site. There are resident foxes, badgers, hedgehogs and many other varieties of wildlife inhabiting the immediate area of the proposed development including the hedgerows surrounding the site. All of these habitats will be destroyed.

#### **Destruction of greenery**

Finally, there are a considerable number of mature trees bordering the development site which will be destroyed or removed if the proposed development is allowed to proceed as presented. There are already drainage issues in the area generally and the removal of this vegetation will further negatively impact these issues.

Furthermore, I think it is very misleading that a number of the pdf documents uploaded on the SDCC website under this planning reference would appear to be for an entirely different development, making it extremely confusing for anybody trying to see and understand fully what is actually proposed.

I look forward to hearing from you in relation to my concerns.

Please see attached reference for payment of the €20 fees to go with this submission.

Kind regards,

Jean Desmond

Rath Dubh, 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@sdbublincoco.ie](mailto:planning.dept@sdbublincoco.ie)**

**Jean Desmond  
Rath Dubh,  
Haydens Lane,  
Lucan,  
Co Dublin**

**Date: 25-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 Pleanala 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.sdbublincoco.ie](http://www.sdbublincoco.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.sdbublincoco.ie](http://www.sdbublincoco.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**