

Submitting an Objection to Planning Permission with SDCC

To whom it concerns.

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)

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

This development is completely excessive for the site and 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.

The density of the proposed submission is unsuitable for this location. It is out of context and proportion in height, scale and mass of the neighbouring developments and would dominate the landscape. The nearby developments of Hansted, Finnstown and Old Forge/Grange Manor are at a significantly lower rate and the most recent nearby development - the Coolamber site (SD16A/0306) is a site of 2.035 hectares – had planning granted for 80 dwelling - The site is .87 of a hectare, a site of this size would be suitable a significantly lower density of development.

At up to 5 stories in height, this is extreme, disproportionate and unsuitable for this location. The proposed development would have a considerably overbearing impact on the adjacent residential dwellings. It would significantly 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.

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.

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.

There is also a concern around the additional traffic generated by this development. Even with the 41 spaces, this would represent an almost quadrupling of the traffic already on this route. 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.

The developer 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 increase traffic through the estate by almost 20% (Old Forge/Grange Manor is an estate of 230 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.

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 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'. Any increase in traffic here is likely to lead to a serious accident in the future.

To conclude, I welcome the development of this underutilised brown field site but 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.

Kind regards

John Ormond

7 The Drive, Grangemanor, 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

**John Ormond
7 The Drive, Grangemanor
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.

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**