

Paul Gogarty

Public Representative - Member of South Dublin County Council

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"Not just at election time"

Ref: SD21A/0359 – Lands off Hayden's Lane (North), Lucan, Co Dublin

"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".

39 Esker Lawns

Lucan

Co Dublin

1st February 2022

To whom it concerns,

As an elected representative for the area who would be aware of the various issues associated with existing developments in Lucan I would like to make the following observations in relation to this application.

Amend or reject outright

The lands are zoned residential and I acknowledge therefore that housing development is permitted in principle on this site, as are other uses (previously granted as a nursing home, for example). However the context and location of the site should act as a natural limiter on the overall density, as should precedent with the likes of nearby Coolamber directly located off the Newcastle Road.

I am suggesting that the density and types of housing units suitable for this site need to be revised and reduced by at least 75%. If this can be imposed by means of conditions or responses through additional information, well and good. But if there are too many changes required then this application needs to be refused and the developer needs to resubmit a new application.



Precedent

I referenced the lands at Coolamber, off the Newcastle Road where permission was granted for 80 units under SD16A/0306 on lands of 2.035 hectares (see map above). This application is seeking 74 units on lands of 0.87 hectares. It is inappropriate for this amount of residential units to be appended directly along the streetscape of what is still in essence a country lane abutted by low density single storey housing. A lane that ultimately joins up with the considerable traffic from The Old Forge and Grange Manor to exit onto the roundabout at Griffeen Avenue. If a lower overall density was permitted on lands joining directly onto the main Lucan-Newcastle Road opposite the Adamstown SDZ, then this policy logic should be continued for these more isolated lands.

Traffic considerations

The developer's traffic assumptions are unsurprisingly modest. Traffic levels have returned to pre-Covid levels in recent weeks and the Transportation section should seek up to date data for assessing traffic levels. This should include the full length of Hayden's Lane (heading past AGP playing pitches) and also out onto on Griffeen Avenue, which has flow issues in the later evenings (when a lot of children are trying to get to sports events and can't cross safely). At morning peak times in particular traffic is already absolutely congested heading eastwards and cannot cope with any more.

The apartment nature of these units presupposes that many of the renters will not have a car. However they will have little choice due to the poor transport links within walking distance and no access to a high speed rail service. Some of these properties will be purchased by long term residents, some will be social directly or through HAP and there will be at least 1 vehicle per dwelling at these. However the nature of rental work sharing means that 2-4 people may be sharing other types of apartments for work purposes and all will require their own mode of transport meaning that the likely amount of vehicles will be close to 1.5 vehicles per unit. This would add significantly to the traffic feeding onto the main route off Hayden's Lane, lead to congestion on the segmented part of the lane and would also lead to spillover traffic out on the lane as there are insufficient car parking spaces proposed for residents. There may also be issues for emergency services as a result. There are no shops within a reasonable walking distance, so vehicles would be desirable.

There are a number of bus routes 7-10 minutes away, but these are directed towards the city centre. There is no train station open within reasonable walking distance even were Kishoge to be operational. The vast majority of traffic from Lucan heads north or south and there are no meaningful transport routes providing access to Grange Castle, Citywest, Greenogue, or any employment zones in the industrial areas to the north of Blanchardstown. Local schools are oversubscribed, especially at second level meaning a drop-off to Kishoge or Griffeen Community College for any future students unable to access Lucan Community College via the lottery system. This means that anyone working will drive.

Character and constraints

This, not being an SDZ location, or an SHD application (even though it is designed as such), means it needs to be looked at on its own specific local context merits. To elaborate further, this stretch of Hayden's Lane is low density and retains a "country" feel. The area marked in red on the map overleaf shows that part of the laneway before the site. It is all low rise, rural-type housing.



Yes, it is surrounded over a fence by Finnstown estate and The Old Forge, but it does not have the same characteristics as either. Its laneway location consists solely of single or double family home sites with gardens on the east side and a small single-storey Traveller accommodation site on the west side. Cognisance needs to be taken of this setting, which is also adjacent to Griffeen Valley Park.

Given the location constraints of the site and the shortage of 4 and 5 bed properties in the wider Lucan area - a less densely populated site would enable the developer to make a profit and cater for genuine housing need. 27 two bed and 27 three bed suggests build to rent or starter homes, which are being more than adequately met already in the carefully-planned Adamstown SDZ lands and are also planned for strategically in the neighbouring Clonburris SDZ lands.

Flood risk queries

See attached map showing areas of low to high flood risk adjacent to the site. I note that one of the earlier submitters mentioned the issue of flood risk. While works have been carried out on the Griffeen which flooded parts of Grange Manor and the Old Forge in 2000 to cater for "1 in 100" year floods and updated works have subsequently been earmarked, there remains a strong risk for the overall area that the Griffeen will exceed its normal banks due to increased precipitation as a result of climate change.

- Suggestions have been made (unvalidated) that there remains a large amount of asbestos buried on the site. At the very least proof of an asbestos survey should be required as additional information.

- Previous permission at this location was for a residential nursing home, which was not opposed by local residents or indeed elected representatives. It could be argued that such use fits this quiet location way better than apartments, does not pose traffic problems at peak hours and satisfies local need. While the Council cannot decide what specific development takes place on an area zoned residential, the context of the previous application granted is highly relevant as it points to the type of the development suited and—in comparison—the type of development less suited, such as that proposed in the current application.

Conclusion

It should be possible to install a smaller, more sustainable development at this location. In keeping with The Old Forge and Grange Manor and allowing for density increases this would approximate to 25 units, but allowing for the lower density nature of the laneway and the desirability of 4/5 bedroom housing and other contextual issues with the site, no more than 10-15 units would be ideal. If this is not possible to impose as a condition then it should be refused and the applicant be open to reapply with a more suitable development, such as a residential nursing home.

Other alternatives if this development is refused for future consideration by the developer would include housing for older persons, a community facility (which like a nursing home granted already would not be focused on peak hour traffic on a narrow laneway), or something similar. Trusting these issues can be looked at.

Yours faithfully,

Cllr Paul Gogarty

An Rannóg Talamhúsáide, Pleanála agus Iompair
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Member SDCC,
Cllr P Gogarty
South Dublin County Council
County Hall
Tallaght
Dublin 24

Date: 02-Feb-2022

Register Reference: 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
App. Type: Permission
Date Rec'd: 22-Dec-2021

Dear Councillor,

I wish to acknowledge receipt of your representations in opposition to the above application, which have been noted and drawn to the attention of the Planning Officer for the area. You will be informed of the decision in due course.

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, if you are viewing an application on which a decision has not been made, by inputting your email address into the box named "*Notify me of decision*" and clicking "*Subscribe*" you will ensure that you receive a detailed email notification when the decision is made. Please ensure that you submit a valid email address.

Yours faithfully,

M Furney
for **Senior Planner**