

Cllr. Liana O'Toole Independent Councilor for Lucan



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Planning Section  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

Date 03.03.22

Re: **Submission on Planning Application Reg. Ref. SD21A/0359**

Dear Sir/Madam,

I wish to make an observation to the following planning application, as both a local public representative for the Lucan area and as a resident.

I am aware that submissions are being submitted by local residents and they have raised very valid reasons, which I fully support, and for that reason I will repeat those same arguments in my own submission.

Like others I as a local public representative and a resident in the general area have consulted with residents of Finnstown Priory, Finnstown Cloisters, Finnstown Abbey Estates and residents living directly on Hayden's lane (Grange Manor/Old Forge).

*(residents submission) We believe there are aspects of the planning application that need altering in order to allow any proposed Development to be in character with its immediate environment and slightly further afield with the surrounding estates.*

- *This application proposes 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) 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.*

### **1. Housing Density**

*This application is seeking 74 units on lands of 0.87 hectares. This level of density would be markedly out of character with surrounding housing densities and significantly so with Hayden's lane itself which consists solely of standalone houses. We would also suggest there is a precedence for housing density set with planning development SD16A/0306. This was an isolated plot of land feeding on to the Newcastle road and the agreed housing density is much lower than what's proposed for this development.*



## 2. Housing Height

The application in question proposes 5 storey blocks. This again would be out of character with Hayden's lane itself which would have single and two storey detached houses. Traveller accommodation at the end of the lane is single storey and surrounding housing estates are two storeys. We note in particular, concern here re The Old Forge cul de sac, numbers 30 to 35 regarding the possibility of being a pedestrian entrance in front of the houses. There would also be concern at the loss of residential amenity due to homes being overlooked /overshadowed by the sheer height and density of the proposed planning application.

## 3. Traffic/Parking/Noise levels.

Considering there are 74 units proposed, it would be safe to assume this would conservatively add 1.5 cars per dwelling. That would leave 111 cars commuting to and from the site. This would result in a significant increase in

traffic levels on the lane, impacting existing residents and the wildlife that have made a home there.

The development offers insufficient parking for the residents with just 41 spaces for circa 100+ cars. 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 also has potential safety risks for children at play within the development or on Hayden's lane road.

## 4. Ecological impact.

*We as a community would have huge reservations about the proposed removal of 31 trees within the boundary of the site. This area which has a distinctly country feel/ambiance around it and would be the home to Hedgehogs, Foxes and potentially Bats which have already been disturbed by the development at Castleview, planning Ref SD16A/0306.*

#### **5. Flooding impact**

*The Old Forge and Grange Manor have been flooded in the past until remedial works were carried out. It's feared the proposed cutting down of 31 trees within the boundary of the site could bring a return of same. Already houses close to the site have had great difficulty getting insurance due to past flooding events. Trees by their nature are vital for drainage and with this many trees being considered for removal it again brings to the fore the risk of flooding.*

#### **6. Lack of Open Space**

*The small size of the development site in conjunction with the relatively large no of proposed dwellings would leave a deficit of open space for families to enjoy even a medium quality level of residential amenity.*

#### **7. Local Needs**

*We note that the original planning application for this site was for an Old Folks Home. We would debate that that such a use for the site would be much more suitable considering the sites quiet/rural location.*

#### **8. Hazardous Material Onsite**

*Having had discussions with residents living on Hayden's lane, they are of the opinion that that there are significant quantities of asbestos buried within the boundary of the site. We don't have any expert reports to hand that would confirm this. However due to the serious nature of the input we would ask the council to submit a request to the developer to have the site thoroughly checked for the presence of any Asbestos contamination.*

*We would ask SDCC Planning to consider our inputs re planning application SD21A/0359 and ask for the application to be refused in its present form. We note Clonburriss already in its planning stage would have the ability to provide housing with access to a much greater range and more readily accessed facilities than the proposed development.*

*We understand the need to have the site fully utilised, but we would suggest in terms of serving the community the present application is a poor fit.*

**In addition to all of the above, one concern that needs to be considered is the challenge faced by our own council management where we aim to meet the required criteria in our biodiversity and pollinating policies.**

**In recent times planning applications in other developments, namely Adamstown SDZ, have proven difficult to the maintaining of our natural boundaries, trees, hedgerows etc and quite a significant amount of these have been removed from this area of Lucan.**

**Therefore, planning in other areas/proposed developments such as this one, whereby its located along a country lane way (which many have been eradicated of in the greater wider area) and is adjacent to the Griffeen park,**

needs to take into account the removal of the trees and natural boundaries is just adding to the constraints within our area to reach our biodiversity plans, removal of proposed trees etc is a tree too many. I would urge the planners to consider delivering a more ideal development, such as the independent living plan (as mentioned above), as within our housing section we have identified a deficit of this type of living in the Lucan area, and at the same time ensure the retention of much needed natural trees, habitats etc that exist on this site.

The area also somewhat lacks local nodes and a community infrastructure design, incorporating a small local shop and/or a GP service would be fitting in an independent living style.

The issue of flooding should always be taken into careful consideration when making decisions on any such development of this density and given the history of flooding which occurred here years back, and while acknowledging the alleviation works carried out following these floods, it is still the case that the area in general has many flood concerns. It needs to be raised here that near this site a major piece of infrastructure is being developed, that been the Clonburris new link road, in addition to the overall SDZ development itself. Parts of Clonburris zoning has a flood zone area on the southwest side and many other smaller flood zone measures throughout. Therefore, the retention of trees within existing Lucan is vital and the need to lower density developments where possible.

The traffic report makes interesting comments, mentioning the railway stations as a mode of transport is far stretch of the fact, given the distance and time it would take to reach these destinations, it would be deemed acceptable to say that this recommendation should be **ruled out** as an option.

The area continues to refer to traffic along the laneway, and it should be noted that the existing roundabouts at either end of Haydens lane has since been approved for upgrading given the increase in traffic and the requirement to introduce new measures to deal with the challenges of such a high footfall in this area in recent times.

The report also makes comments in relation to the bus network referencing bus numbers/routes (25B for example) etc which have all since been redesigned, again it should be noted that the council is currently awaiting an update from the NTA regarding how this new bus network is working and if its



newly introduced design is addressing the demands in the Lucan area, a rapidly fast-growing area.

A report concluding that the traffic area would 'operate satisfactory' cannot be considered satisfactory in an area that continues to have development growing by a huge number of newly introduced houses daily, in Adamstown and soon to be Clonburris SDZ.

Finally in the last two years this laneway has drawn many people along it as they access the nearby canal where many walkers, joggers, cyclists etc use the laneway and appreciate its country feel and embrace it, as mentioned earlier, its one-off a few country lanes left in the greater Lucan area.

To conclude I respectfully request that the observations provided above and in other submissions made will be considered when evaluating this planning application and I would also trust that the previous plan to deliver an independent living development which received no objections by residents nor councillors, continues to be pursued, and therefore leading to a refusal of this application.

Kind regards,

Cllr. Liona O'Toole  
Independent Councillor for Lucan



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**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
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Member SDCC,  
Cllr L O'Toole  
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County Hall  
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**Date:** 07-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

**Application Type:** Permission

**Date Rec'd:** 22-Dec-2021

Dear Councillor,

I wish to acknowledge receipt of your representations in support of 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](http://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