



Councillor  
**SHIRLEY O'HARA**

South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 YNN5  
☎ 087 174 9419 ✉ sohara@cllr.s.dublincoco.ie 🗣 Cllr Shirley O'Hara

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

Land Use Planning & Transportation

15 JUL 2022

South Dublin County Council

13<sup>th</sup> July 2022

**Ref. No. SD22A/0286, Main Street, Newcastle, Dublin by Deane and Deane Ltd.**

I write to make a submission in relation to Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

I am pleased to see plans for this site being tabled and I hope that the re-development of St. Finian's Hall in Newcastle will be delivered to increase amenities for the people of Newcastle. I wish to raise a number of concerns regarding the proposal, all of which arise from the fact that this application seeks two vehicular entrances to the development.

**Two vehicular access points**

One of the two vehicular access points to this development is proposed through Glebe Square, a cul de sac in a quiet estate adjacent to this site. Breaking through an existing cul de sac would have very serious implications for residents on this road, both by altering its character and increasing the safety risk, for children in particular. It would be totally unfair on existing residents to change their quiet neighbourhood into a through-road and would seriously injure amenities of property through noise, traffic generation and general disturbance. Newcastle Glebe is a residential 'home zone cul de sac' and as such it is considered that the proposal is not in accordance with proper planning and sustainable development for the area. Turning this estate into a through road would erode the

residential amenity that residents have enjoyed since this estate was built and for residents of the Glebe Square would mean an intrusion of their privacy and pose safety, noise and pollution risks.

### **Road Safety**

The two entrances in this proposed development would create a rat-run to avoid a busy village, removing the obstacle of the junction of Main Street and Peamount Road for road users using Athgoe Road or Hazelhatch road, an entrance through an existing settled residential area would endanger public safety by reasons of a traffic hazard and would set an undesirable precedent for similar developments. The Council itself stated, in response to motion no 17 at the Clondalkin Area Committee on September 16th 2020 in relation to the potential need for traffic calming measures in and around Newcastle that "A fuller and more comprehensive traffic study should be carried out as part of the County Development Plan and Local Area Plan review process to establish if more significant measures are required". No by-pass of Newcastle village through estates was provided for in either the County Development Plan or the Local Area Plan.

### **Traffic Assessment**

The submitted traffic assessment finds that there would be an increase in total traffic at the adjoining roads of less than 5% but does not provide the baseline traffic counts for the existing traffic. The applicant states that this development would create 18 vehicular movements during peak time but it does not specify the division of this between the two entrances. If half of these movements were through Newcastle Glebe, then for it to be less than 5% would mean that residents of the Glebe are generating 180 traffic movements during this period. No supporting data is provided to suggest this is the case. Furthermore, no detail on the impact this development would have on existing junctions at Athgoe and Peamount Road are provided. A comprehensive traffic management report with up-to-date traffic counts would be needed for an informed decision to be made on this application as it stands with dual entrances.

### **Traffic Management in Newcastle**

Traffic management in Newcastle village has been raised by local representatives at Clondalkin Area Committee Council meetings and County Development Plan meetings as a key concern for residents of the area. On February 16th 2022 the Council, in response to motion no 16 at the Clondalkin Area Committee, stated: "SDCC have identified that these areas (Rathcoole, Greenogue, Newcastle and environs) as having significant

congestion problems and impressed on the NTA that timely interventions are necessary". Furthermore, the Council confirmed during the Development Plan process that it lodged a submission to the NTA on the GDA Strategy require to request a comprehensive modelling study of the area which will clarify the context within which the road network in the area will function, and on the record confirmed its commitment to addressing traffic and transport issues in Newcastle. To create a de facto rat-run to avoid Newcastle village would be totally at odds with the Council's high-level strategy for traffic management in Newcastle.

### **Boundary of Application**

The boundary of the application extends beyond the lands in the ownership of the applicant, as outlined in the maps titled Road Hierarchy and Boundary Plan and Detail Map which were provided. South Dublin County Council references a map entitled map entitled TIC/9187/2022 showing what is in the Council's ownership but this document is not available for inspection online.

I hope you can take into account these concerns when deliberating.

Many thanks,

Cllr. Shirley O'Hara

Scanda House  
Rathcoole  
Co. Dublin