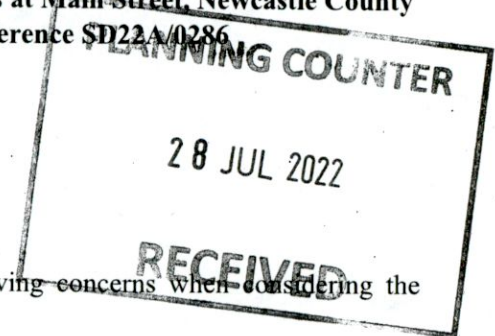


Planning Section  
South Dublin County Council  
County Offices  
Tallaght  
Dublin 24  
28<sup>th</sup> July 2022

**Submission regarding proposed development of 30 dwellings at Main Street, Newcastle County  
Dublin by Deane & Deane Ltd. Planning Reference SD22A/0286**

To Whom It May Concern,



I kindly ask the planning authority to conservation my following concerns when considering the  
aforementioned planning application.

**Observation 1 – Access & Traffic Safety:**

The proposed development is access via two points, one through the adjoining Glebe Housing Estate and one via the Main Street, Newcastle. The access via the Glebe housing development which will increase two-fold the traffic movements in this mature estate, something that raises serious concerns regarding traffic safety. Regarding the access located on the main street, the applicant has failed to consider that there will be parked cars outside of the two adjoining properties via the existing street parking. This will result in any vehicle exiting the site having to edge their car out onto the public road so that they can see if there is any oncoming traffic travelling in the direction of Celbridge. Again, this raises serious traffic safety concerns.

Surely the logical access would be via the adjoining Market Square development which has made provisions for vehicular connections to this land.

**Observation 2 – Land Zoning:**

The planning authority should ensure that the proposed housing is located within the lands zoned. It would appear that the northern boundary does not follow the actual zoning line as per the Newcastle Local Area Plan.

**Observation 3 – Layout and consideration of Burgage Plots 7 Hedgerows**

It is a policy of the Newcastle Local Area plan to protect and re-instate the burgage plots and hedgerows located around the village of Newcastle. It is not clear on the documents submitted if this is the case with this proposed development. This point raised in a previous planning application on this site, please see snip below.

~~SD 10A~~  
SD 10A / 0017/EP

Comhairle Chontae Atha Cliath Theas

**Record of Executive Business and Chief Executive's Order**

Newcastle LAP Policy	Contravention
<b>(Objective G17)</b> Protect the historic burgage plot boundary and townland delineations (including townland boundaries to the Glebe, Ballynakelly Newcastle South and Commons Little) around Newcastle Village including their associated hedgerows and ditches.	The permitted development would result in the complete removal of a townland boundary for Glebe which runs north-south through the site.
<b>(Objective LUD14).</b> Restrict apartments/duplexes only to small gateway and landmark sites and to developments that include an element of retail or service (financial, professional or other) floorspace within the Village Core and the site of the Ballynakelly Local Centre. Such developments shall be of a	The permitted development contains 12 apartments. The site is not indicated as a gateway or a landmark site, the apartments are not within the village core.

#### **Observation 4 – Density & Design Layout**

The development has clearly been designed to maximise the number of houses that can be developed on the site. This has resulted in a design where many future occupants will have a long walk from a parking bay to their front door. It is widely known that this will result in people parking cars on the kerbs and footpath outside their homes, particularly on wet days which will result in congestion within the development. I cannot understand how a person who will purchase a dwelling in 2022 would not be entitled to a parking space outside their home. Furthermore, I believe it is a policy that South Dublin County Council do not permit the designation of parking spaces in common areas which will result in conflicts due to the 'free for all affect' cause by the poor design regarding parking layouts. Furthermore, the planning authority should ensure that the density and plot ratio comply with the County Development Plan and Local Area Plan.

#### **Observation 5 – Heritage**

The creation of a new access point onto the main street will result in the demolition of the existing stone boundary wall a strong feature particularly when this area of the village is known locally as the Historical end of the village. Why demolish a natural stone wall when there is a safe access point 50m away? The strong streetscape character of the village is being eroded by these developments.

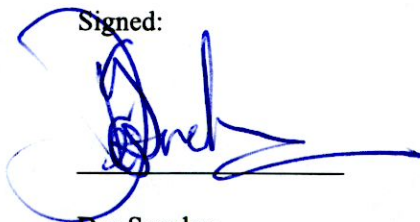
#### **Observation 6 – Bin storage and garden access.**

It is not clear on where bin storage is to be provided seen as the majority of the houses do not have access to their rear gardens. This is a result of over designing the development to maximise the number of dwellings that can be obtained. Bin stores to the front of houses should be permitted, they are of poor quality and result in vermin being attracted to the streets and footpaths. What is a tenant didn't care about their rubbish over spilling onto the footpath and what control is their in place.

**Conclusion:**

It is accepted that these lands will be developed for housing, however, it is imperative that good design practices are followed. The development as proposed has been designed to maximise density rather than quality. Thank you for taking the time in the above and I hope that you will look upon these observations when determining this planning application. Please find enclosed our fee of €20.

Signed:

A handwritten signature in blue ink, appearing to be 'Des Scanlan', written over a horizontal line.

Des Scanlan

31 Shackleton House

Archers Wood

Clonee

Dublin 15

Dated the 28<sup>th</sup> July 2022

**Des Scanlan**  
**31, Shackleton House**  
**Archers Wood**  
**Clonee**  
**Dublin 15**

**Date:** 02-Aug-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0286  
**Development:** 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.  
**Location:** Main Street, Newcastle, Dublin  
**Applicant:** Deane and Deane Ltd.  
**Application Type:** Permission  
**Date Rec'd:** 24-Jun-2022

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.sdublincoco.ie](http://www.sdublincoco.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.sdublincoco.ie](http://www.sdublincoco.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. Crowley  
for **Senior Planner**