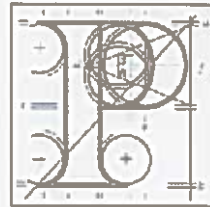


Our Case Number: ABP-314272-22

Planning Authority Reference Number: SD21A/0359



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

08 AUG 2022

South Dublin County Council

Date: 05 August 2022

**Re: Residential development of 74 apartments
Hayden's Lane, Adamstown, Lucan, Co. Dublin**

Dear Sir / Madam,

Enclosed are copies of appeals under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

(i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,

(ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,

(iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,

(iv) a copy of the notification of decision given to the applicant,

(v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

(vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

Tel	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

- (vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,
- (viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,
- (ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,
- (x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,
- (xi) a copy of the minutes of any pre-planning meetings.

2. To ensure that the Board has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Board.

3. In addition to the documents mentioned above, please supply the following:- Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

- a) Certified Manager's Order,
- b) the site location, site layout maps, all plans and
- c) particulars and all internal reports.
- d) details of any extensions of time given in respect of previous decisions.

Copies of I-plan sheets are not adequate.

Where your records show that a decision was appealed to the Board, it would be helpful if you would indicate the Board's reference.

Submissions or observations by the planning authority.

4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a period of 4 weeks **beginning** on the date of this letter. Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your

Tel (01) 858 8100
Glao Áitiúil LoCall 1890 275 175
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Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email bord@pleanala.ie

64 Sráid Maoibhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-_____) the request at 1 on page 1 of this letter has been forwarded.

Signed: _____

Print: (_____)

Date: _____

Yours faithfully,



Liam Halpin
Administrative Assistant
Direct Line: 01-8737280

BP07

Teil
Giao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Patricia Houston
7, The Drive
Grangemanor
Lucan
Co. Dublin

AN BORD PLEANÁLA	
LDG-	<u>055860-22</u>
ABP-	_____
04 AUG 2022	
Fee: €	<u>220</u> Type: <u>cash</u>
Time:	<u>11:55</u> By: <u>hand</u>

Date: 01-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.

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Yours faithfully,

M. Furney
for Senior Planner

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Jennifer Doherty
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.

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Yours faithfully,

M. Furney
for Senior Planner

**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.
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Applicant: Jackie Greene Construction Limited
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Yours faithfully,

M. Furney
for Senior Planner

3rd August 2022

The Secretary,
An Bord Pleanála,
64 Marlborough St,
Dublin 1

Ref: SD21A/0359 Hayden's Lane, Adamstown, Lucan, Co. Dublin

Dear Sir/Madam,

On behalf of the three residents from 7 The Drive Grange Manor , Lucan, Co. Dublin, we would like to appeal the decision by SDCC to grant planning permission to Jackie Greene Construction Limited on application SD21A/0359 on the grounds that the decision is not consistent with the proper planning and sustainable development of the area. The nature, scale and layout of the proposed development represents an inappropriate form of development, which would create an unacceptable impact on the existing residents and environment. WE object on the following grounds;

Density

The proposed residential density is 68 units per ha (gross) and 85 units per ha (net). Policy H8 Objective 6 of the County Development Plan provides for a recommended density of 35 – 50 dwellings to sites such as this one. The site does not currently have appropriate access to public transport and local facilities and services to support the proposed density. The site is not located within a reasonable walking distance of a town or suburban centre, employment location or high frequency public transport. The nearest bus stop is 650 metres away (Bus Stop 7762 – Hayden's Lane) and the nearest amenities (shops, schools, medical centre, library) is 1.6km away. Neither of these meet the criteria to be considered an accessible urban location. The proposed development would be contrary to the proper planning and sustainable development of the area.

Height and Distance

While the redesign and height reduction is welcomed, it does not go far enough to address the concerns regarding privacy, over-shadowing, bulk and height of the scheme. The proposed height and bulk of the development is disproportionate and out of character with the existing dwellings. Under the South Dublin County Council Development Plan 2016-2022, section 11.2.7 requires that development proposals of over three storeys in residential areas should be supported by strong urban design rationale and include a statement that addresses the impact of the development. The bulk and design of the development neglected to consider the prevailing building height in the surrounding area or address the impact of the height and scale of the structures on the existing dwellings and residents.

The proposed development will result in a significant loss of privacy, right to light, to adjacent existing housing. It does not provide the required 35 metre separation distance from the existing single storey residential dwellings on Hayden's Lane (Block 3 is between 14m and 18m distance from these dwellings). Block 1 and 2 also exceed the required 35metre distance from the existing housing closest to the development. This will impact many of the existing residents of Old Forge and

Hayden's Lane. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Traffic Hazard

The proposed development neglects to take into account the existing road network that will be used by the future residents of the development and current residents of Old Forge/Grange Manor. Hayden's Lane is a Cul De Sac that leads into Grange Manor Avenue before joining Griffeen Avenue. Coming from Hayden's Lane, traffic must yield ahead of joining Grange Manor Avenue, due to the nature of the corner it can be difficult for vehicles to establish clear site of both sides of the road to then travel safely onto Grange Manor Avenue. However, it is significantly more dangerous for traffic looking to travel from Grange Manor Avenue onto Hayden's Lane. A vehicle must make a stop on a 'blind bend' before safely travelling across the avenue onto Hayden's Lane. Even with the limited housing and traffic currently on Hayden's Lane, there are regular reports of near misses. It is considered that the proposed intensification of traffic accessing and egressing Hayden's Lane would introduce an unacceptable level of additional traffic, resulting in increased traffic hazard that would endanger pedestrian and traffic safety. Therefore be inconsistent with proper planning and sustainable development



Parking

As outlined earlier in the submission, the development as it stands cannot be considered an accessible urban location (due to its distance from Public transport and amenities), it is categorised as a Zone 2 development but it is more closely aligned to a Zone 1 alignment. Therefore, the number of spaces allocated for car parking is inadequate. The developer cites 44 spaces in one document and 50 in another – both of these numbers are far below the recommended number of spaces needed for a development of this size.

With a Zone 1 development – the recommendation is 1 space per 1 bedroom apartment, 1.25 per 2 bed apartment and 1.5 per three bed apartment, this brings the development to a maximum of 78 parking spaces rather than the lower numbers advised. The location of the development down a quiet, narrow, rural lane offers no other alternate parking options so as residents, we believe that

the development as it stands would require the maximum allocation of parking to ensure that Hayden's Lane is kept free from excess parking that would be a significant hazard to vehicles and pedestrians. The proposed development would represent a substandard form of urban development and would not be in line with proper planning and sustainable development.

Flooding

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. While the development plans have been reduced marginally, it is still insufficiently addressed in the planning development. The more hard surface covered, which seems to be most of this site, the higher the risk of flooding.

Dwelling Mix

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types. Proposals that include a high proportion of one bedroom dwellings (more than 10%) shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area. The developer has not supported the need for such a high proportion of one bedroom dwellings currently standing at 31% of the proposed units (20 units in the 65 unit development). The proposed development would be contrary to the proper planning and sustainable development of the area.

We welcome the development of the site, however the proposed scheme amounts to a substandard form of urban development. The community could be better served with light industrial units, a business incubation hub or a nursing home. If housing is deemed to be the best solution, then housing of a significantly lower density and height in-line with the adjacent housing densities and proper planning and sustainable development.

Yours faithfully,

Patricia Houston 

Jennifer Doherty 

John Ormond 

7 The Drive, Grangemanor, Lucan, K78EC86, Co. Dublin

The Secretary,

An Bord Pleanála

64 Marlborough St,

Dublin 1

BORD PLEANÁLA
055899-22
ABP- _____
05 AUG 2022 ak
Fee: € 220 Type: appeal
Time: 13.00 By: Lourd

Grange Manor & Old Forge Residents Association

c/o Lynda McElherron

64 The Old Forge

Lucan

Co. Dublin

August 5th, 2022

Ref: South Dublin County Council

SD21A/0359 Hayden's Lane, Adamstown, Lucan, Co. Dublin

Dear Sir/Madam,

On behalf of the residents of the Old Forge & Grange Manor Estate, Lucan, Co. Dublin, (enclosed the required fee of €220 and receipts from SDCC for our original objections) we would like to appeal the decision by SDCC to grant planning permission to Jackie Greene Construction Limited on application SD21A/0359 on the grounds that the decision is not consistent with the proper planning and sustainable development of the area. The nature, scale and layout of the proposed development represents an inappropriate form of development, which would create an unacceptable impact on the existing residents and environment. We object on the following grounds;

Density

The proposed residential density is 68 units per ha (gross) and 85 units per ha (net). (65 units on a .89ha site) Policy H8 Objective 6 of the County Development Plan provides for a recommended density of 35 – 50 dwellings to sites such as this one. The site does not currently have appropriate access to public transport and local facilities and services to support the proposed density. The site is not located within a reasonable walking distance of a town or suburban centre, employment location or high frequency public transport. The nearest bus stop is 650 metres away (Bus Stop 7762 – Hayden's Lane) and the nearest amenities (shops, schools, medical centre, library) is 1.6km away. Neither of these meet the criteria to be considered an accessible urban location. The proposed development would be contrary to the proper planning and sustainable development of the area.

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We welcome the development of the site, however the proposed scheme amounts to a substandard form of urban development. The community could be better served with light industrial units, a business incubation hub or a nursing home. If housing is deemed to be the best solution, then housing of a significantly lower density and height in-line with the adjacent housing densities and proper planning and sustainable development.

Yours faithfully,



Lynda McElherron, 64 The Old Forge, Lucan, Co. Dublin

Amanda and David Cooke, 3, The Crescent, Grange Manor, Lucan, Co. Dublin

Averil McGarry, 79, The Old Forge, Lucan, Co. Dublin

Elaine Hyland, 34, The Old Forge, Lucan, Co. Dublin

Barry and Sheila Harte, 5, The Grove, Grange Manor, Lucan, Co. Dublin

Neha Ryan, 14, The Old Forge, Lucan, Co. Dublin

Deirdre Vandeweert, 18, The Close, Grange Manor, 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

Lynda McElherron
64, The Old Forge
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

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Yours faithfully,

M. Furney
for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Amanda & David Cooke
3, The Crescent
Grange Manor
Lucan
Co. Dublin

Date: 03-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
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Yours faithfully,

M. Furney
for **Senior Planner**

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Averil McGarry
79, The Old Forge
Haydens Lane
Lucan
Co. Dublin**

Date: 28-Jan-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.

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Yours faithfully,

M. Furney
for **Senior Planner**

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Elaine Hyland
34, The Old Forge
Hayden's Lane
Lucan
Co. Dublin

Date: 14-Jan-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.
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M. Furney
for **Senior Planner**

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Barry & Sheila Harte
5, The Grove
Grange Manor
Lucan
Co. Dublin

Date: 04-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

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Yours faithfully,

M. Furney
for Senior Planner

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Neha Ryan
14 The Old Forge,
Lucan,
Co. Dublin.

Date: 04-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

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M. Furney
for **Senior Planner**

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Deirdre Vandeweert,
18, The Close
Grange Manor
Lucan
Co. Dublin.

Date: 03-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.
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