

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24, D24 YNN5

26 August 2022



Re: Planning Application SD22A/0324

Dear Sir/Madam,

I wish to make an objection to the proposed application SD22A/0324 submitted by Frances Dowling on 8th August 2022 for the Demolition of an existing house; Ancillary outbuildings and the construction of 19 apartments.

The grounds for my objection are:

- The proposed development represents a hazard to pedestrians and road users. The proposed access and egress to the development will be onto a very busy road with limited visibility, the Lucan Road, at the end of a frequently used pedestrian laneway. The pathway directly in front of the site and entrance is used by children and parents walking to and from one of the many schools and childcare facilities in the area and by local residents attending daily mass. Accessing/exiting the site while pedestrians are using the pathway will be particularly hazardous.
- The proposed exit/entrance is located close to a very busy traffic light-controlled junction which at peak times is backed up in both directions with schools and work traffic.
- Several traffic concerns are highlighted in the Road Safety Audit submitted along with the planning application. The developers plan to address the safety issues by the drawing of a yellow box on the road adjacent to the entrance does not in my opinion adequately lessen the risk to pedestrians and road users.
- The proposed reduction to the width of the pathway in front on the site with the new boundary wall will impact on the safety of pedestrians alongside a very busy road and adjacent to traffic lights.
- The site provides no provision for refuse collection trucks to collect waste. As they will be collecting refuse from 19 apartments this will take some time. There is no parking or safe area for a truck to stop on the main road. If they must park on the narrow pathway this will pose a significant safety hazard for pedestrians, in particular school children who are walking to school at the time when the refuse collection takes place in this area.
- It is my opinion this development does not "protect and/or improve residential amenity" for the existing residents of Lucan Heights and the Cloisters but will be detrimental to our enjoyment of our local area in terms of parking overflows, invasion of privacy and the overbearing and looming impact of the proposed 2-4 storey development on the existing streetscape.

- The proposed development represents an overdevelopment of the site with 19 apartments housing up to 64 people and an allocation of only 11 parking spaces. The scale of the building is totally out of keeping with the current streetscape which consists of bungalows and two-storey homes.
- The proposed development is located adjacent to the St Joseph's Presentation Convent, a protected listed building in the SDCC Development Plan. Locating a development of this scale beside a listed building will detract from the historic and architectural value of the convent.
- The scale of the 2-4-storey building will impact on the privacy of the local residents. My back garden and many others including the convent where elderly nuns walk in their garden on a daily basis will be clearly visible from the apartment windows and balconies and will impact on resident's enjoyment of their gardens.
- The provision of only 11 car parking spaces will result in excess cars being parked in the adjacent Lucan Heights/Cloisters cul de sac, an area that already has a significant number of cars parking there already. This area is home to a number of families with young children who play and cycle in the cul de sac. Additional cars parking in the area represents a major safety issue for these children.
- Excess cars parked in the area will also prevent access to emergency vehicles and refuse collection trucks in the cul de sac.
- The proposed development will have a significant impact on the light levels in and surroundings areas both during the build and once completed. The scale of the building will block natural light from the adjacent homes and an increase in artificial light at nighttime will cause light pollution.
- The addition of 19 apartments will also have a negative impact on noise levels in a quite residential area.

I believe the proposed development is not only completely out of character with the surrounding area and therefore unsuitable but in my opinion is unsafe for both pedestrians and road users.

I trust my objection will be given your serious consideration. I enclose a cheque for €20.

Yours sincerely



Dorothy Timmons

Dorothy Timmons
30, Lucan Heights
Lucan
Dublin

Date: 30-Aug-2022

Dear Sir/Madam,

Register Ref: SD22A/0324
Development: Demolition of an existing house; Ancillary outbuildings and the construction of 1 two to four storey building accommodating 19 apartments comprised of 6 one bedroom apartments and 13 two bedroom apartments; Vehicular access to the proposed development will be via Lucan Road with traffic calming measures onto Lucan Road; 11 car parking spaces and 20 bicycle parking spaces and ancillary services including a detached water storage tank and bin store housing all on a site of 0.1925 hectares.

Location: Hillhouse, Lucan Road, Lucan, Co. Dublin
Applicant: Frances Dowling
Application Type: Permission
Date Rec'd: 08-Aug-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.

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, 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. Furney
for **Senior Planner**