

42 Lucan Heights, Lucan, Co Dublin

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6th September 2022

Planning Dept
South Dublin Co Council
County Hall
Tallaght
Co Dublin

Planning Application SD22A/0324
Proposed development at Hillhouse, Lucan Road, Lucan, Co Dublin

Dear Sir/Madam

We wish to make the following observations/objections on the above Application:

1. Access/Road Safety:

The proposed entrance onto Lucan Road is adjacent to an extremely busy junction and close to the Church and schools. In reality this road is now part of the Outer Ring Road system which connects the N7, N4 and N3 motorways via the Liffey Bridge in Lucan village. The junction near the proposed entrance is extremely busy, with long queues inbound and outbound at peak times – morning and evening and afternoons at school times. The footpath is also extremely busy with schoolchildren accessing schools and parishioners attending Church. Vehicles attempting to enter or exit the proposed development will face serious safety hazards and existing road users will be expected to stop in their lanes to facilitate access. In my opinion a yellow box on the road would not lessen the risks to road users.

2. Car parking:

While 11 car parking spaces may be appropriate for the development, in reality the number of cars will be greater than this. So there will be an overspill of car parking from the proposed development into adjacent areas, e.g. Lucan Heights and the Cloisters. These areas are already busy at school drop off/ collection times.

3. Scale of the proposed development:


The proposed development consisting of 4 storeys is out of character with the surrounding area containing single and two storey dwellings and it would overlook the two storey houses in Lucan Heights and the Cloisters as well as the nearby Convent and school.

We attach receipt for payment of €20.00 fee.

Yours faithfully



Jerry Butler



Nora Butler

Jerry & Nora Butler
42 Lucan Heights,
Lucan,
Co. Dublin.

Date: 07-Sep-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**