

Karen Long
Hazelhatch Road
Newcastle
Dublin

8th September 2022

Planning reference:SD22A/0322

To whom it may concern,

I am lodging an objection to the above planning proposal of Developments of lands at former McEvoys Pub Main Street, Newcastle Co Dublin.

I am strongly opposed to this proposal of overdevelopment of this site as in the current plans. As it stands the current proposal is for structures 3 storeys high, 3 times the original structure. The structures will completely overlook numerous properties surrounding it.

This is in complete contrast to the landscape character of the area which has huge historical value and has many protected structures surrounding it including St Finians Church of Ireland dating back to the fifteenth century. The proposed development also includes changing the present landscape in that area which currently has trees in the area that are literally hundreds of years old and a Norman motte dating back circa 1200.

In the proposed plan they propose to open a new vehicular entrance onto Main street, an already extremely busy and dangerous junction nearby as the plans stand the updating of this junction will do very little to improve on this instead only increase hazardous conditions as they also plan to open the old entrance on Hazelhatch road which will considerably increase traffic onto an already substandard rural road network a previous finding from a Decision to refuse, planning reference SD06A/0026.

I live on Hazelhatch Road and myself and my children walk this road which presently has only one footpath and is already quite unsafe especially during peak traffic hours, the development of multiple high rise residential units is certainly going to exacerbate this problem which I consider a danger to public safety. The road currently stands at 60kmph and unfortunately is not adhered to regularly leading to multiple traffic collisions and near misses at this blind intersection.

I certainly am not objecting to any development on this site but this overdevelopment should not be considered as it goes against the complete character of Newcastle's medieval heritage, in particular this site as it directly houses some of these structures and landscapes. But also it is definitively going to increase traffic congestion as there are plenty more developments proposed in the immediate vicinity including 300 plus houses including another vehicular access onto Mainstreet from Athgoe. See proposed development SHD3ABP-313814-22.

If you refer to the Draft South Dublin County Development plan 2022-2028, section Natural, Cultural and Built Heritage, subsection 3.1 Heritage in South County Dublin page 78 it states "It is therefore essential to review and safeguard for future generations the many and varied components of our built heritage including our protected structures, architectural conservation areas, country houses and estates and vernacular buildings." I very strongly feel that the granting of permission for this

development on this site goes completely against this mission statement and I sincerely hope that these considerations that I have outlined will be taken onboard.

Yours sincerely,

Karen Long

Please find below attached receipt of payment

Karen Long
Hazelhatch Road,
Newcastle,
Co. Dublin

Date: 09-Sep-2022

Dear Sir/Madam,

Register Ref: SD22A/0322
Development: Demolition of all existing derelict structures on the site and the construction of 18 residential units provided in 2 separate blocks; Block 1 will be 3 storeys high and will contain 12 units; Block 2 will be two storeys high and will contain 6 units; The 18 units consist of 6 one bed apartments, 6 two bed apartments, 3 three bed duplexes and 3 three bed apartments; Ancillary development including reusing existing vehicular access/egress off Hazelhatch Road, providing a new vehicular egress (only) onto Main Street, car and cycle parking, open space, landscaping, boundary treatment (including existing stone wall at east side of the site to be partially removed, along with gates, with main portion of wall repaired and lowered), footpaths, circulation areas and all associated site works.

Location: Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin
Applicant: Rathgearan Ltd
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.sdblincoco.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.sdblincoco.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**