

37 Lucan Heights

Lucan

Co Dublin

Date 8/9/2022

The Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Re: Planning Application: SD22A/0324 - Planning Objection

We object to the following planning application: SD22A/0324 for development at Hillhouse, Lucan Road, Lucan, Co Dublin.

We wish to make the following observations on the above application.

Traffic Management and Pedestrian/Cyclist Safety

The proposed apartment complex access at Lucan Road is located at a very busy and dangerous junction. The entrance to the complex has very little setback from the public road. This access point is not suitable for the increased volume of traffic. This junction is already under severe pressure. There is a narrowing of the road at the traffic lights and cars do not slow down which is already extremely hazardous for existing vehicles, cyclists and pedestrians. The sight-lines do not take into account the volume of larger vehicles (double-decker buses and lorries) that use this junction. At peak times, the presence of larger vehicles will massively restrict sightlines, in both directions, to the entrance/exit of the development. Even with the introduction of a yellow box, there is a restricted amount of space to turn right out of the complex towards the city centre, endangering pedestrians on the opposite side of the road.

Size and scale of the development

The height and density of the proposed development will be out of character and out of scale with the surrounding area. This planning application contravenes **H13 SDCC Development Plan 2022** by facilitating an insensitive intensification of a housing development in an inappropriate location.

We are concerned that there is insufficient recreation/open space and for the residents of the proposed development. The layouts presented with the application show that the sole uses of the site will be for apartments and car parking with very little recreational space.

This application contravenes **H9 Objective 2 of the SDCC Development Plan 2022** (*To ensure that the design and layout of new apartments, or other schemes as appropriate, ensures access to high quality and integrated semi-private or communal open space that supports a range of active and passive uses.*).

The height of the development will overlook the private residences on Lucan Heights and The Cloisters which are less than 1 meter from the boundary of the site.

Safety and Fire Safety

We question the Fire Safety and Safety status of the proposed development and further submit that the Council cannot grant planning permission for a development without satisfying itself that the fire safety regulations are and can be complied with. Given the constricted nature of the site we do not believe that it would be possible to evacuate the apartments quickly and safely, in the event of an emergency. Furthermore, we do not believe that it would be possible to accommodate on site the number of emergency vehicles that would respond to a call. There is a failure to demonstrate adequate evacuation and assembly requirements.

Car parking

With a potential of 64 residents there is planning for only 11 car parking spaces and 20 bicycle spaces. Clearly there is an inadequate number of spaces for residents, let alone visitors. This would put pressure for on-street parking in Lucan Heights and on Lucan Road and also on the parking spaces in Lucan village, which are already inadequately numbered. Lucan Heights' on-street car parking is currently under pressure at peak times already. With the large influx of young families, there is a significant number of young children playing and cycling in the area. Also, there is no provision for an electrical charging car-parking space.

Problems with Mobility Management Plan

Lucan village, especially the junction of Chapel Hill and the Old Lucan Road, has been identified as a traffic black spot in numerous SDCC council meetings, especially at peak hours. This issue coupled with the fact that public transport to and from Lucan Village is inadequate, means that an extra 64 residents would present a problem to an already malfunctioning transport system around Lucan village.

Child safety and Protection

There are 6 schools within the immediate locality, with over 3000 children attending these schools. This development is proposing to narrow the footpath at the junction of Chapel Hill and the Old Lucan Road, thereby putting young lives at danger.

There will be significant negative health and safety implications for pedestrians on the footpath with the introduction of additional resident, visitors, waste management and general maintenance traffic in and out of the proposed development. This will exacerbate the existing traffic congestion at this junction making it unsafe for pedestrians travelling to and from the local Montessori (The Village Montessori), St Mary's GNS School, St Mary's BNS, St Andrews Primary School, St Joseph's Presentation College, Colaiste Pdraig Boys

Secondary School and St Mary's Church. The turning of vehicles onto and from Lucan Road will be dangerous. Sight lines and visibility would be an issue when arriving and leaving the proposed development which is a serious safety issue.

At a time when we want to encourage more students to walk to/from school, pedestrians will be deterred from using the footpaths if they are dangerous.

Children playing in the cul-de-sac at The Cloisters/Lucan Heights will be at risk with dramatic increase in traffic flow in an existing quiet cul-de-sac.

Construction Traffic

We have concerns that construction machinery, entering and leaving this small site, is a huge hazard to children attending the local schools during development of the site.

Street View Drawings

The street view drawings are not to scale and hide the real impact the development will have on the locality.

For example;

1. The height of the street lighting has been augmented to look the same size as this 4-story complex, thereby reducing the visual scale of the building. that new development in established areas does not unduly impact on the amenities or character of an area
2. The plans do not show how close this ultra-modern apartment complex is to the neighbouring convent, which is an historic building that was built in 1867.

Design

The proposed development is contrary to the urban design framework for the village as proposed in the Urban Strategy Study. The architecture of the proposed development will not enrich the village of Lucan. Lucan is a traditional village of historic character where over 25% of all SDCC protected structures are located. The immediate skyline surrounding Hill House is comprised of gable fronted buildings, and apex/peaked roofs and two storey buildings. The proposed four storey flat roof apartment complex at Hill House is unimaginative, unattractive but most importantly out of character within the context of the immediate area with no consideration or inclusion of the beautiful architectural elements that exist in the immediate vicinity. This planning application contravenes **H13 Objective 5 of the SDCC Development Plan 2022** in that a new development in established areas should not unduly impact on the character of an area.

Landscape Report

On page 6 of the landscape report, under the heading of 'post planting operations' the architects recommend using a herbicide containing the active ingredient Simazine. This

chemical has been banned in Europe since 2007 and has not been approved for non-agricultural uses since 1994. This completely discredits any landscape assessments contained within the application.

Conclusion

We submit that it would serve the community better if this proposal was refused.

Signed

Stephen McCabe

37 Lucan Heights, Lucan, Co Dublin

Irene McCabe

Stephen & Irene McCabe
37, Lucan Heights
Lucan
Co. Dublin

Date: 12-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.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**