

Paul Gogarty

Public Representative - Member of South Dublin County Council

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"Not just at election time"

12th September 2022

Ref: SD22A/0324—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.

To whom it concerns,

I wish to strongly object to this application which is not in the interests of the proper planning and development of the area. This latest proposed scheme—the third in a series—remains over-scaled for this location meaning that it would not be possible to impose conditions making it workable. A new and significantly reduced application is required.

My reasons why this application once again needs to be rejected are as follows:

Precedent

This application is similar in scale to previous applications turned down by South Dublin County Council and/or An Bord Pleanála. Issues identified then remain and would continue to cause a problem with this latest application. Precedent suggests that the Council should again refuse permission.

Traffic safety issues and pedestrian safety risk

The site and the exit is located at a blind corner that is close to traffic lights and either extremely congested or having two lanes of traffic moving at speed. Even during the summer months in the evenings it is impossible to turn right out of this location, or enter the slip lane to head towards Lucan village down the hill. A vehicle would be required to drive to the lay-by at St Joseph's and do a U-turn if it wanted to head eastward.

The risk to pedestrians also remains. During the school year there is a constant flow of walkers and cyclists in the mornings and afternoons. The area is in a School Safety Zone and while traffic is supposed to slow down, it often doesn't as witnessed by a number of accidents in the past at this location. There are four schools in the immediate vicinity as well as a number of pre-schools. There are three pedestrian crossings in the immediate area, two directly in front of this site. There are two traffic wardens nearby in the School Safety Zone and there are hundreds of children passing by. While parents and children already have to be mindful of cars exiting the existing housing along this stretch of road, this is vast multiplication of same, at the most dangerous location along the route. There is also a procession of mostly older mass-goers during weekday mornings, Saturday evenings and Sundays.

The Chief Executive's report outlined this as one of the reasons for refusing *SD19A/0198*:

"The proposed intensification of traffic at the access to the site in close proximity to a controlled junction and onto a heavily trafficked regional road would result in increased traffic hazard. It is considered that the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise."

Overlooking of existing properties

While the traffic issues should in themselves warrant the refusal of this application, the decision to once again put in for four storeys constitutions, albeit more recessed than previously, constitutes an over-development and gross invasion of privacy of neighbouring residents and is damaging to the historic setting of the convent and neighbouring church. While most of the units adjacent do not directly face the site, the nuns living in the convent building and residents of Lucan Heights and Lucan Cloisters will have their privacy infringed upon. It will also be possible to get a good look at the vulnerable clients entering and existing the adjacent Pieta House, which is a centre for the prevention of suicide and self harm.

Reasons 2 and 3 given for refusal in 2019 still remain: The bulk and scale of this development and its layout means that it remains a visually obtrusive and overbearing fixture at this location.

Summary

On the grounds above, the Planning Authority should reject this application as gross over-development and not in the interests of the proper planning and development of the area. A site of this size and restraints should only be suitable for a maximum of two four/five -bed houses or equivalent, all two-storey.

Trusting all these issues can be addressed in the Council's deliberations.

Thanking you for your time and consideration.

Yours sincerely,

Cllr Paul Gogarty

Cllr Paul Gogarty
39, Esker Lawns
Lucan
Co. Dublin
K78 K6R9

Date: 13-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**