

62 Lucan Heights,  
Lucan,  
Co. Dublin

12 September 2022

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Planning Dept.,  
South Dublin County Council,  
Tallaght,  
Dublin 24.

**Submission objecting to Planning Application SD22A/0324 at Hillhouse, Lucan Road, Lucan, Co. Dublin.**

Dear Sir/Madam,

We object, on several grounds detailed below, to the above-named planning application. We submit the following points.

## 1 The proposed development constitutes overdevelopment

Given the scale, size and density of the proposed development, and the stark contrast it would make with the existing surrounding residential estate of Lucan Heights, and the homes on Lucan Road, we submit that it adversely impinges on the local character and amenity of the area and the existing residences. We submit that the proposal constitutes over-development, and is entirely unsuitable for the location.

We further submit that this type of development is at this location is entirely unnecessary. With the presence nearby of the Adamstown SDZ and the Clonburris SDZ, we submit that there is no scarcity of land in the Lucan area.

## 2 Traffic Issues

### 2.1 Traffic Safety

We submit that one could not choose a more-inappropriate location for a high-density, high-rise development, adjacent to a very busy but relatively low-capacity road, next to a dangerous junction,

with considerable pedestrian traffic (particularly in the AM peak), and relatively low-capacity public transport compared to other parts of Lucan.

In order to access the N4 and M50, car traffic exiting the site will need to exercise a dangerous righthand manoeuvre, crossing two lanes of traffic, near to an already busy junction, to access the eastbound lane on the Lucan Road.

In order to access Chapel Hill, car traffic exiting the site will have to cross a lane of traffic and somehow join the queue of traffic turning right down Chapel Hill. It is a mystery to us how this will be accomplished in a safe manner, and without obstructing westbound traffic on Lucan Road.

Traffic from the site itself will also add to the general volume of traffic on the Lucan Road especially in the vicinity of the signal-controlled junction with Chapel Hill adjacent to the site, which we assert is already operating beyond capacity in both the AM and PM peaks.

## 2.2 Pedestrian Safety

The pedestrian way from Lucan Heights to Lucan Road is used regularly by both young and old, to access local schools, church, bus stops, local parish centre and Lucan Village. Additionally, there is considerable pedestrian traffic from the nearby estates, which also accesses these facilities on a regular basis. This pedestrian traffic will have to cross the entrance to the site. We are not convinced that the sight lines exiting the site will be adequate. Furthermore, given the complicated nature of egress from the site—the busy nature of the road, its multiple lanes and the site's proximity to the nearby busy junction—motorists will have their attention divided between pedestrians crossing a wide exit and traffic on the busy Lucan Road.

Therefore, we submit that the proposed development represents a risk to pedestrians. The risks involved may discourage walking and encourage increased use of cars by existing residents – older people will drive to local facilities, and parents, in particular, will not allow their children walk to school.

## 2.3 Inadequate and Unsafe Local Cycling Infrastructure

The site proposes a considerable number of bicycle parking spaces and a small number of car parking spaces, which suggests that the developers of the site envisage a large number of residents travelling by bicycle. There is no dedicated cycle route connecting Lucan to the city centre. There is an east-bound **only** bus lane along the Lucan Road, which is not a *dedicated* cycle route: cyclists are required to share the lane with buses, which many cyclists feel safe doing, but others do not. This bus lane joins with a dedicated cycle route on the N4. However, there is no complete dedicated cycle route returning **from** the city centre back to the proposed development: once one reaches the northern end of the Outer Ring Road, a cyclist has to take their life in their hands as they travel along the busy Lucan Road mixing with traffic of all types—cars, buses, LGVs, HGVs—since there is neither a dedicated cycle route nor bus lane from that point westwards towards the proposed development.

## 2.4 Parking Nuisance

Lucan Heights is one of the oldest and smallest estates outside of the village of Lucan, with only 117 houses. It comprises mostly of older residents with a small, but increasing number, of new families with young children.

Given the quantum of bedrooms proposed for the site, the proposed development has a total capacity for 64 adult residents, with the potential for 64 cars, and more when one considers their visitors. A total of 11 car parking spaces are proposed for the site. Even with the additional proposed



20 bicycle spaces, it is clear that this is an insufficient number of spaces for the site. There will be an inevitable overflow of parked cars, both from new residents and their visitors, into Lucan Heights, which will result in intrusive/nuisance parking, ultimately interfering with existing residents' peaceful enjoyment of their homes. This additional number of cars in Lucan Heights will also add significantly to the volume of traffic in the estate, increased traffic noise and increased traffic hazards. Traffic belonging to the residents who park in Lucan Heights will also increase delays exiting Lucan Heights onto Lucan Road in the AM peak, which delays are not quantified in the planning application.

There is also the potential for residents of the site to park on the footpath along the Lucan Road to the east of the site. We have witnessed such parking in recent times, where cars have completely obstructed the footpath.

### 3 Overlooking/Invasion of Privacy

Given the extreme height of the proposed development, the back gardens of many homes in and around Lucan Heights and The Cloisters will be overlooked and the residents will have their privacy invaded/removed. The homes affected include:

- The north-facing back gardens, bedroom- and ground floor-windows of numbers 1 – 32 Lucan Heights.
- The west-facing back gardens of numbers 33 – 38 Lucan Heights and numbers 1 – 4 The Cloisters.
- The north-facing back gardens, bedroom- and ground floor-windows of numbers 41 and 42 Lucan Heights.
- The south-facing back gardens, bedroom- and ground floor-windows of numbers 39 and 40 Lucan Heights, and of numbers 33 and 34 Lucan road.
- The Presentation Convent immediately to the west of the development.

#### 3.1 Noise Pollution from Residents

As none of the proposed apartments are three-bedroom or greater, we submit that the development will mostly appeal to potential residents who do not have children. In the current rental crisis, it is likely that they will be fully occupied by adult residents. The inclusion of balconies, albeit recessed, and the addition of potentially 64 new residents into this proposed development will no doubt cause excessive noise pollution in what is currently a quiet and safe location with a number of older residents and families with young children.

Given the foregoing, we ask South Dublin County Council to reject the application.

Yours faithfully,

Kevin Farrell & Edward Farrell

**Kevin Farrell**  
**62, Lucan Heights**  
**Lucan**  
**Co.Dublin**  
**K78W7W0**

**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](http://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](http://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**