

41 Lucan Heights
Lucan
Co Dublin
06/09/22

Senior Administrative Officer
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Ref: Application SD22A/0324 – Objections

Dear Sir/Madam,

We wish to make the following objection points regarding the above planning application (ref: SD22A/0324 Francis Dowling).

1. The public path at the northwest corner of the site is already very narrow (shown in figure 1&2), with a width of just 114cm (figure 3), between the traffic light and the wall of the proposed development. To the barrier there is 134cm. At all other locations of this path from the dual carriageway access to the N4 to the centre of Lucan village this path is >2m. For the volume of pedestrians this is already a very congested walkway and is only suitable for one-way pedestrian access.
2. Currently there is a set back from this path location (figure 4), where the path widens to >6m which alleviates some of the congestion, but the proposed development is to remove this which will create dangerous overcrowding at school times when prams/buggies need to negotiate this part of the path especially when 100's of students are leaving/entering school.
3. The current proposal shows the new structure being located just 277cm from this already congested pedestrian path. This is a 4-story construction and out of character with the existing building on the street. In addition, this is the tallest residential building on the entire 2km length of street, which is closer to the roadway and path than any other 2 story building and is located within 2.7m of the narrowest path of the path.
4. The erection of a 4-story building just 2.77m from the existing path will create an overbearing sense at this location and is out of character with the rest of the residential area. Current streetscapes shown in the current plan do not show this view point.
5. Vehicle access will be an issue at this location. Previous planning was denied at this location (SD19A/0198) due to insufficient safety on access. The provision of a yellow box will not significantly affect this as previous denial of planning permission required traffic calming to be introduced. This application is silent on left and right turning from the development onto a busy road. The consultants report added to this application also allows for a left and right turn coming from the development which in standing traffic conditions (occurs frequently) would be hazardous for emerging traffic. It should be noted the consultants reports was asked only to improve safety rather than ensure safety and the report gives no opinion on if the junction has met required safety levels.

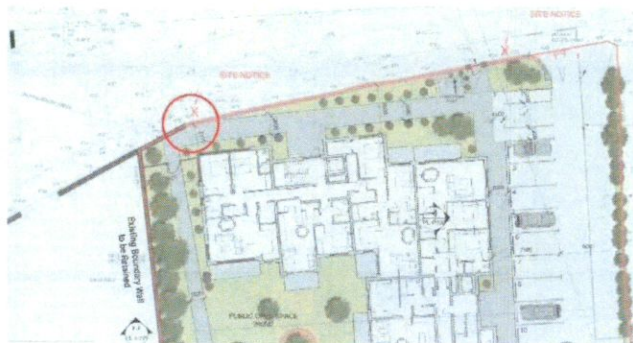


Figure 1. Shows the location of the narrow path on the plan of the proposed development marked with a red circle.



Figure 2. Shows the path on the northwest corner of the proposed development. This is a pinch point on the pedestrian walkway with insufficient width for two people to pass alongside each other



Figure 3. Shows the minimum width of the pedestrian path at 114cm.

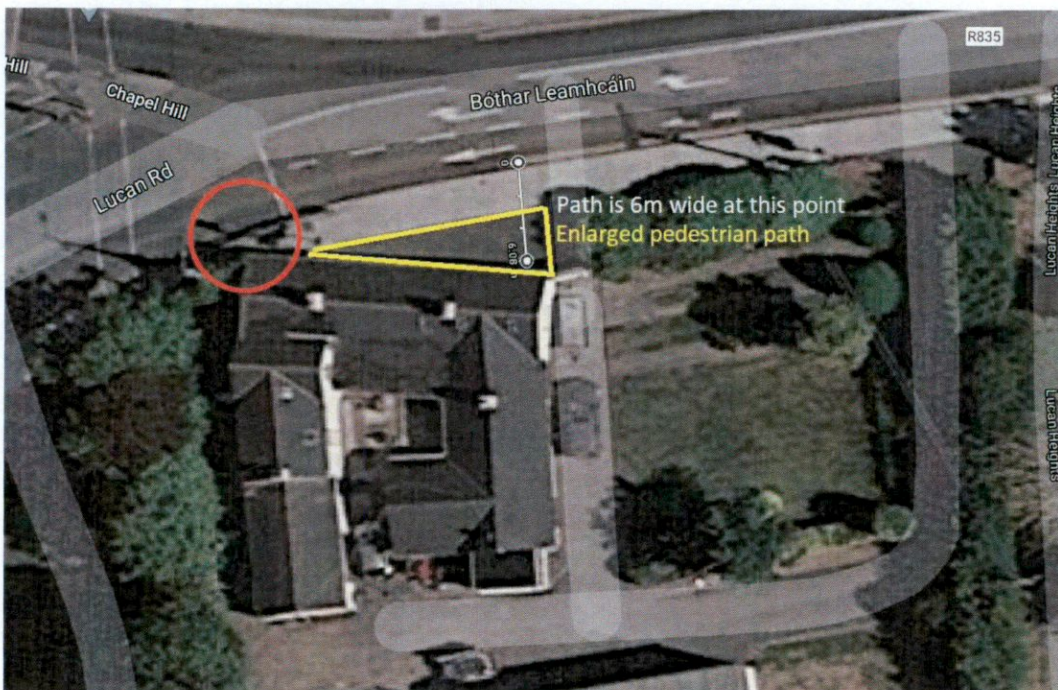


Figure 4. The red circle shows the narrow path location. The yellow triangle shows the current setback and extension to the existing path which is to be taken back as part of the proposed development.

The following objectives among others apply to the footpath at the front of the proposed development and should be considered as an opportunity to enhance the area when significant development works are seeking approval.

Objections with reference to specific measures in the current SDCC development Plan

TM3 Objective 4: To prioritise the upgrade of footpaths, public lighting & public realm maintenance and supporting signage on public roads/paths where a demonstrated need exists for busy routes used by runners & walkers.

H3 Objective 1: To support housing that is designed for older people (including independent, semi-independent or nursing home accommodation) in residential and mixed use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.

Footpaths should be revisited on the boundary of significant new development in line with the above objectives. Current paths are narrow and this development as planned will worsen the safety for pedestrians by the take back of a setback and path enlargement currently at this site.

SDCC development plan Section 11.2.7.

The proximity of existing housing - new residential development that adjoins existing one and/or two storey housing (backs or sides onto or faces) shall be no more than two storeys in height, unless a separation distance of 35 metres or greater is achieved.

A separation of 35m is not achieved from this development to properties to the East. (Pieta House)

The formation of a cohesive streetscape pattern – including height and scale of the proposed development in relation to width of the street, or area of open space.

Having such a tall building so close to the street and at the narrowest public footpath is contrary cohesive to the existing streetscape

Summary

In summary the points above outline reasons for our objection to the current proposed development in its current form, particularly the erection of by far the tallest structure on the street, which is much closer to the public footpath than even the next closest building in height (which is considerably smaller) and also this being located at a current pinch point for public pedestrian access on the road. In addition, the building upon a current setback of less than 4m will ensure that this location will be an issue and a safety problem for generations to come.

Yours Sincerely,



Tom Farrell & Shauna Murphy

Shauna Murphy
41, Lucan Heights
Lucan
Co. Dublin
K78 T0A4

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**