

St Catherine's
38 Lucan Heights
Lucan
Co. Dublin

BY EMAIL

Senior Administrative Officer
Planning Department
South Dublin County Council
PO Box 4122
Town Centre
Tallaght
Dublin 24

11th September 2022

Re: Planning Reference – SD22A/0324 (the “Planning Application”)

Location: Hillhouse, Lucan Road, Lucan, Co. Dublin (the “Site”)

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 (the “Proposed Development”)

Applicant: Frances Dowling

Dear Sir / Madam,

Following South Dublin County Council’s initial decision to refuse a planning application on this Site, followed by An Bord Pleanála’s decision to further refuse a planning application, we once again for the fourth time, object to the Planning Application reference above.

Once again it is disappointing to see that the reasons for refusing previous planning application on this Site have not been addressed within the new Planning Application.

I refer to the Record of Executive Business and Chief Executive’s Order dated 19 August 2019 regarding the initial planning application on this Site, specifically;

- Page 12 which states “the proximity, height and overall design of the structure at this location would have a significant overbearing impact on adjacent residential dwellings. Permission should be refused on this basis”.

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Car Parking

11 car parking spaces to cater for a minimum of 32 residents and their guest is completely inadequate and will without doubt result in encroachment on the residents of nearby estates of Lucan Heights and The Cloisters which is an area already suffering from increased traffic volumes to the close proximity of three primary schools, two secondary schools and a creche.

In addition, there is no provision for visitors cars, delivery vans, utility workers or emergency services.

Traffic Junction

The controlled junction located less than 50m away from the entrance / exit is one of the busiest junctions in Lucan. This junction is set to increase in car volume in the near future with the proposed one-way system channeling vehicular traffic from the M3, Clonee, Laragchon towards this junction to access south of Lucan.

This junction will not sustain the development traffic, let alone the additional traffic from the proposed Lucan village one-way system and the increased traffic expected following the redevelopment of the nearby convent. Allowing significant vehicular entrance / exit from this Site will result in this junction becoming a death trap and will eventually result in a road fatality.

Pedestrian Safety

The pedestrian laneway from Lucan Heights / The Cloisters and the footpath to the front of the Proposed Development cater for significant footfall, both young and old accessing Lucan Village, local primary schools, secondary schools, creches catering for over 3,000 pupils and the Church on a daily basis.

The proposed entrance / exit of this Proposed Development provides no safety for pedestrians. Vehicle of any size will significantly impact / remove sightlines in both directions. Furthermore, the dimensions of the existing traffic lanes will greatly restrict maneuverability for many vehicles existing the Proposed Development.

Conclusion

For the reasons outlined above, including the reasons for the refusal of planning application SD19A/0198 by South Dublin County Council followed by the refusal of planning application SD20A/0142 by An Bord Pleanála, this Planning Application should be refused.

Yours sincerely,

By Email – No Signatory Required

Terence Smith

By Email – No Signatory Required

Caroline Maclean

Terence Smith
St. Catherine's
38 Lucan Heights
Lucan
Co. Dublin.

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.sdublincoco.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.sdublincoco.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**