

Dear Madam/Sir,

We wish to object to the planning permission application at Hill House, Lucan Road, Lucan, Co Dublin (reference SD22A/0324).

We have several concerns about this proposed development which we would ask the planners to take into consideration:

1. Traffic - there are 6 large schools in the immediate vicinity of the proposed development and approximately 3,000 students and teachers attending those schools. Traffic is already extremely heavy on the main road outside the development, specifically at the major junction at the church car park, and the proposed development would cause further issues, both during construction and upon completion.

2. Safety of pedestrians (particularly children) - as already mentioned, there are approximately 3,000 students in attendance in the local schools and there is very heavy pedestrian traffic around the proposed development. The health and safety of the huge number of pedestrians using the surrounding paths and roads will be put at risk by the proposed development, with cars exiting the development having to pull out onto an already extremely busy main road.

3. Parking - there are insufficient parking spaces for the intensity of the development and cars will undoubtedly end up having to park in nearby housing estates such as Lucan Heights, which is already a parking blackspot, particularly at school drop-off/collection time. Whilst the proposed development is will connected to Dublin city centre by public transport, it is not connected at all via frequent public transport with major suburban population and commercial areas such as Tallaght and Blanchardstown, so residents will still need to own cars.

4. Character of local area - the proposed development is out of character with the character of the surrounding area, which consists almost exclusively of two storey houses on medium sized plots with car parking on site for one or two cars. The proposed development would appear to be at odds with the Planning Authority's vision and planning guidelines for the local area.

Once again, we implore you in the strongest possible terms to reject this planning application.

The statutory fee of €20 has been paid and proof of payment will follow momentarily by separate email.

Yours faithfully,

John and Mary Dowling  
35 Lucan Heights  
Lucan  
County Dublin

**John & Mary Dowling**  
**35, Lucan Heights**  
**Lucan**  
**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.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**