

Dear Sir or Madam,

I am writing to lodge an objection to the above planning application.

Whilst some development of the site is to be welcomed, it can not be so inappropriate to a significantly historical area of Newcastle village. As I am sure the planing department is aware this site was subject to a previous application that that was rejected by An Bord Pleanala (SD06A/0025.- ABP Ref 220186) for the very same reasons that still exist today. The site is zoned Objective RES and and RU, to protect and/or improve residential amenity and to protect and improve rural amenity and to provide for the development of agriculture.

The reasons for my objections are as follows:

The site is located in an area of historical significance and an Area of Archeological Potential, in close proximity to protected structures and a recorded monument. The proposed development is of excessive scale, larger than a previously rejected proposal that is not in keeping with the historical area. The development should make a positive contribution to the setting and not undermine the historic area.

The density of the scheme is in excess of what is permissible in the LAP, includes un-zoned areas for development and surrounds a national monument with car parking. The site is on the village edge and should have lower density than more central areas as proposed in the LAP. The settlement edge designation should have a low density of 15-20 dwellings per hectare of detached or semi detached housing on large garden plots. The proposal is completely out of line with this requirement.

The application constitutes significant overdevelopment of the site. The current development, albeit derelict, was 513 m². The proposal constitutes 1,934m² of development, despite ABP stating that the rejected application referred to above of c. 1,500m² would constitute overdevelopment of the site.

The proposed design scheme is not in keeping with the surrounding area, and as noted by SDCC the design quality of a development in this site should be very high.

The height of the proposed development will lead to significant overshadowing of public amenity areas, due the height of the proposed development. The site is on the highest point of the Hazelhatch road, will overlook surrounding properties and be seen from quite a distance away. There will be buildings here that are higher than some of the permitted developments in the village core.

The proposed site is at a relatively busy junction and dangerous bend in road. The proposed development and Egress from it to Main Street will make this worse. There was a serious car accident on the road at the development site on the 22nd June. The entrance/exit on to the busy Hazelhatch road at that point is completely inappropriate for the size of the development.

Local residents have waited a long time to see this site be developed in some way, but unfortunately the proposal is completely inappropriate at this site which is very disappointing. It is crucial that the council protect this area for future generations to enjoy and understand its historic significance.

The application has missed an opportunity to redevelop this site in a manner that is sympathetic to the area's history and the surrounding environment.

€20 fee paid online and receipt below. Receipt number T4/0/717500

Regards

Glenn & Gillian Shanley
Liamhain Lodge,
Hazelhatch Road
Newcastle
County Dublin

Glenn & Gillian Shanley
'Liamhain Lodge'
Hazelhatch Road
Newcastle
Co. Dublin.

Date: 13-Sep-2022

Dear Sir/Madam,

Register Ref: SD22A/0322
Development: Demolition of all existing derelict structures on the site and the construction of 18 residential units provided in 2 separate blocks; Block 1 will be 3 storeys high and will contain 12 units; Block 2 will be two storeys high and will contain 6 units; The 18 units consist of 6 one bed apartments, 6 two bed apartments, 3 three bed duplexes and 3 three bed apartments; Ancillary development including reusing existing vehicular access/egress off Hazelhatch Road, providing a new vehicular egress (only) onto Main Street, car and cycle parking, open space, landscaping, boundary treatment (including existing stone wall at east side of the site to be partially removed, along with gates, with main portion of wall repaired and lowered), footpaths, circulation areas and all associated site works.

Location: Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin
Applicant: Rathgearan Ltd
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**