

No. 2 The Crescent
Cooldrinagh
Lucan
Co. Dublin
K78X8N3

10.10.22.

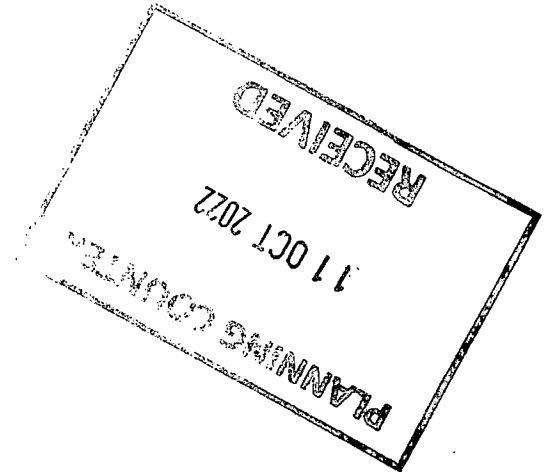
To: Planning Department
South Dublin County Council
Town Hall
Tallaght

To Whom It May Concern

SDCC Planning Ref. SD 22A/0358

Address ; 1A The Crescent
Cooldrinagh
Lucan
Co. Dublin

Proposal: New 3 storeys, 3 bedrooms, flat roofed
dwelling.....and a new vehicular
entry with a sliding gate off the R 835



We, Roger and Loreto Kennedy are the owner /occupiers for over 35 years of No.2 The Crescent, which Protected House and Curtilage is adjacent to No.1A The Crescent's property – the location of the above Application. Both properties and their curtilages are part of the unique Crescent of Georgian Houses within the Spa Hotel Grounds. During the period of our ownership we have been actively involved and committed to the conservation, preservation and enhancement of the Protected Crescent Houses and their curtilages.

We wish to lodge objection to Application SD 22A/0358 on the grounds that having examined the submitted Application documentation we believe it to be confusing, misleading and that it excludes and/or does not adequately address issues necessary for the grant of the Application.

Documentation

The submitted documentation we consider to be confusing and misleading. The submitted Proposal appears to be for a one-off building with associated works on No. 1A's property. However throughout the documentation and most especially in the Conceptual 3D of 1A the Crescent as submitted by Argo it is clearly the intention that the proposed development will be attached along its eastern elevation to the western elevation of the proposed development in No.1, which is the subject of recently submitted Application Ref. SD22A/0341. The

Planning Applications for both these developments mimic each other in all but very minor respects. Therefore we can only assume from the submitted documentations that it is the intention that both developments will from a block over the two contiguous sites in No.1A and No1. It is clearly misleading to make an Application for a one-off house if the intention is to build a block consisting of 2 houses, which are attached.

If, as it appears from the submitted Proposal that it is the Applicant's intention to build a dwelling which will be attached to the dwelling, if permitted on contiguous site Proposal Planning Ref. SD22A/0341 then this should have been clearly stated and the impact of such a block upon the Protected Houses, their curtilages and most especially the impact of such a development on our contiguous property of No.2 The Crescent should have been addressed.

This lack of clarity re. the above makes it incredibly difficult indeed almost impossible for us to accurately assess this Application and its implications for our property .

Heritage

Given that it appears that this proposed development will be attached to the adjacent proposed development -Separate Planning Application Ref. SD22A/0341 the construction of such block of 2 dwellings with associated retention walls, felling of mature and semi mature trees etc, would have a disproportionate impact upon the Crescent Houses and is clearly inappropriate and incongruous. It would constitute a form of development out of character and unsympathetic to its location within the curtilages of the Protected Crescent Houses.

Eastern Elevation

Treatment of the Eastern Elevation wall finish needs to be addressed in relation No.2 The Crescent. A long and high wall together with the clearance of mature and semi mature trees and shrubbery necessary for the proposed development will have a negative impact and be totally out of keeping with the Protected curtilage of No.2

Loss of light

The impact of height and length of the proposed development will result in a significant loss of light in that part of our garden overshadowed by the proposed development. This will result in a significant loss of amenity and will have a substantial negative impact on the value of our property.

Loss of privacy

The submitted documentation makes many references to the views from No.1A in a southerly direction over Lucan Golf Course and beyond which will be unimpeded if the Application is successful. No such consideration is given to the views from No.2 or indeed of any of the other Protected Houses, which will be impeded by the proposed development/s.

The submitted documentation addresses the Direct Line of sight from the proposed new dwelling to No.1A. There is no consideration of the peripheral views from the proposed new dwelling down into the adjacent garden of No.2. From the main bedroom, bathroom and sitting room of No.2 there is a clear view to the south and southwest over Lucan Golf Course and beyond. In the event of the Application being granted there will be a clear line of sight from the roof garden of the proposed dwelling into the bathroom, main bedroom and sitting room of No 2.

If the Application is granted this will be the first time in over 200 years that No.2 and its curtilage will be overlooked and overshadowed since the construction of the Crescent. This will result in a significant loss of amenity and a dramatic devaluation of our property.

Environment.

The Protected Houses of The Crescent and their curtilages will be negatively impacted by the Proposed Development. The only land owned by each of The Crescent Houses, of which No.2 is one, is that of their gardens backing on to the R835. . These gardens have been subject to little disturbance over the years with the result that their trees and shrubs are mature and semi mature. They provide shelter to and screen the Protected Houses. They provide a habitat for birds both nesting in the gardens and visiting from the adjacent Life Valley Park. These birds are not only the common garden species but also more exotic and preserved species of birds use the gardens. Jays, bullfinches and a Sparrow Hawk have been seen in our garden .The proposed felling of trees and shrubs to clear the site for the proposed development will result in the destruction of this habitat and loss of screening for the Protected Crescent Houses.

Health and Safety.

Given the large volumes of soil that will need to be removed from the site to attain the required levels for the proposed development the Applicant has not provided any details regarding road closure and footpath closure to allow this to happen. There is not now and never been any exit from No.1A on to the footpath of the R835.

There are no measures for mitigating the effect of dust on adjacent No.2 's property due to the construction works.

No details are given about working hours on site during weekends and in the evenings. This is very important as if permission is granted construction noise, particularly in the event of 2 dwellings being built at or about the same time, will have significant negative effects on the very quite and peaceful house and garden of No.2, our property.

Traffic

The proposed development fronts on to the R835. This is a narrow one-way road upon which vehicular traffic and cyclists travel in an easterly direction. The Applicant in the ARGO Report c.f Sightlines -1A The Crescent and on Drawing 00315-P-0003 indicates the sight line towards the on coming traffic. They do not address the sight line of the cars and cyclists, which will be travelling along the

R835 in the permitted easterly direction. No consideration has been given to the blind bend immediately to the west of the proposed development. The access / exit sliding gate to the proposed development will not be visible to cars or cyclists using the R835 in the permitted easterly direction.

There are increasing numbers of both cars and cyclists using the R835 due largely to recent residential developments in Tober, Celbridge and Lucan.

There is no cycle lane on the R835.

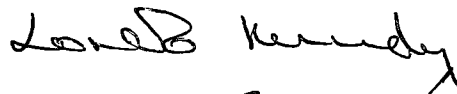
Conclusion

We have endeavored to address the reasons why we object to this Application but find it very difficult to do so adequately as this Application and that of Submitted Application Ref. SD22A/0341 are intrinsically bound up together indicating that both will be built at or about the same time and attached to each other thus forming a large block of two dwellings and associated works. Neither Application addresses this issue and its impacts on our contiguous property of No.2 The Crescent.

In conclusion we draw your attention to previous Planning Application on an adjacent site - Ref. SD05A/0777 and the reasons for its Refusal. Little has changed since this time other than a very significant increase in car and cyclist traffic using the R835. The trees and shrubs in the gardens have matured since this time. The negative visual effect of that proposed development with high walls remains applicable to this current Application. A precedent for further development to the rear of the Crescent Houses on to the R835 will be set if the current Application is Permitted. Indeed there is already such an Application submitted-Ref. SD 22A/0341.

We hope the above information will be of assistance to you in your assessment of Planning Application Ref. SD 22A/ 0358.

Signed



Roger and Loreto Kennedy



Date

10.10.2222.

Roger & Loreto Kennedy
2 The Crescent
Cooldrinagh
Lucan
Co. Dublin
K78X8N3

Date: 12-Oct-2022

Dear Sir/Madam,

Register Ref: SD22A/0358
Development: 3 storeys, 3 bedrooms flat roofed dwelling with self-coloured render and vertical timber cladding finish, on a site at the rear of a Protected structure - SDCC RPS No.095 I MAP No. 095); The development involves the splitting of the existing site in two while retaining the existing 3 storeys over basement dwelling as-is; The proposed site to the rear will have an area of 159.5sq.m and the dwelling will have a total floor area of 153.4sq.m; The application includes an accessible screened roof garden, front facing screened balcony, an internal courtyard, proposed services, all associated site works and a new vehicular entry with a sliding gate off the R835.

Location: 1A The Crescent, Cooldrinagh, Lucan, Co. Dublin
Applicant: Siobhan & Dominic Mullee
Application Type: Permission
Date Rec'd: 14-Sep-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. Crowley

for Senior Planner