



12<sup>th</sup> October 2022.

Planning Department,  
South Dublin County Council,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24.

Re:

**Proposed Residential Development at  
Lucan Newlands Road / Esker Hill, Lucan, Co. Dublin,  
for Nacul Developments Ltd.**

Dear Sir / Madam,

#### 1.0 Introduction

On behalf of our client, Nacul Developments Ltd of 37 Braemor Park, Dublin 14, D14 YP79, we wish to apply for permission for a residential development consisting of 7 no. dwellings on a site of c.0.3 hectares. The site subject to this application is currently occupied by a two storey detached dwelling known as "Clonbrone", for which permission is also being sought for its demolition. The subject site is bounded to the east and south by the rear gardens/boundaries of traditional two storey semi-detached dwellings on Esker Lawns. To the west, is an existing two storey detached dwelling known as "Clonard". The existing entrances to Clonard and Clonbrone are side by side, accessing onto the Lucan-Newlands Road, which is colloquially known as Esker Hill. This application for a residential development represents an efficient use and scale of development for what is currently an underutilised, infill site, that is currently zoned for residential land use, i.e. objective RES: *"To protect and/or improve residential amenity"* in the 2022-2028 South Dublin County Development Plan.

The permission being sought, and as per the public notices issued, is as follows:

Nacul Developments Ltd. seeks permission for development at a site known as "Clonbrone", on Lucan Newlands Road / Esker Hill, Lucan, Co. Dublin, K78 Y5C2. The proposed development consists of the demolition of an existing 2 storey detached dwelling (162m<sup>2</sup>) and associated out-buildings on site, and the construction of 7 no. 2 storey (plus dormer level), 5 bedroom houses, comprised of 3 no. detached houses and 4 no. semi-detached houses, on a site area of c.0.3ha. The proposed development also provides for all associated site development works, car parking, open spaces and landscaping etc. Proposed access to the development will be via the existing vehicular entrance on the Lucan-Newlands Road / Esker Hill.





## 2.0 General Context

### 2.1 Introduction

Nacul Developments Ltd wishes to apply for permission to demolish the existing dwelling on site, known as "Clonbrone" (162m<sup>2</sup>) and its associated out-buildings, and to construct 7 no. 2 storey (plus dormer level), 5 bedroom, detached and semi-detached houses, on a site area of c.0.3ha. The proposed development also provides for all associated site development works, car parking, open spaces and landscaping etc. Proposed access to the development will be via the existing vehicular entrance to Clonbrone on the Lucan-Newlands Road / Esker Hill. The lands are currently zoned objective RES: *"To protect and/or improve residential amenity"* in the 2022-2028 South Dublin County Development Plan (hereafter "CDP").

### 2.2 Site Location & Context

The proposed development has a site area of c.0.3ha and is occupied by a single dwelling known as Clonbrone, which is accessed off the Esker Hill / Lucan – Newlands Road via an existing private vehicular access. To the west of the site is another detached dwelling known as Clonard, also accessed via its own private access gate off the Esker Hill / Lucan – Newlands Road. To the north is a wooded area, which does not form part of the application site and is on the ownership of the landowners of the adjoining property Clonard. Further north, and at a lower level, is the Lucan Road. To the east and south, the subject site is bordered by the rear boundary walls / gardens of traditional two storey semi-detached dwellings at Esker Lawns.

Lands to the east, west and south are zoned Objective RES: *"To protect and/or improve residential amenity"*, while the lands to the north are zoned Objective OS: *"To preserve and provide for open space and recreational amenities"*, which do not form part of this application for permission.

The applicant Nacul Developments Ltd is in receipt of a letter of consent from the property owners, Eamon & Deirdre Brennan, who own Clonbrone / the application site and have consented to Nacul Developments Ltd making this application for permission – please refer to the submitted letter of consent, dated 20<sup>th</sup> September 2022.

### 3.0 Proposed Development & Rationale

A summary of the permission being sought is as follows:

- Demolition of existing 2 storey detached dwelling known as Clonbrone (162.2m<sup>2</sup>);
- Construction of 7 no. 5 bedroom detached and semi-detached dwellings that are 2 storeys in height plus dormer level;
- Provision of open spaces and landscaping, car parking and all associated site development works;
- Access to the proposed development is to be via an existing vehicular entrance onto the Esker Hill / Lucan-Newlands Road.





3.1 Seven no. detached and semi-detached dwellings are proposed to be developed on the application site. The layout of the houses is respectful of adjoining properties with the proposed houses backing on the rear property boundaries of existing houses at Esker Lawns to the south. This affords privacy and maintenance of existing residential amenity to these neighbouring properties, whilst also allowing good southerly aspect to the rear gardens of the proposed houses.



Fig. 1 – Aerial view of application site outlined in red (Source: Google Maps)

3.2 The floor areas of the proposed houses are 178.5m<sup>2</sup> each. The proposed elevational treatment of the houses is a contemporary take on a traditional suburban house. The finishes will be a mixture of brick, render, with timber windows and doors, with zinc dormer windows and zinc canopies over the proposed ground floor bay windows and front entrance doors.

House Type	Description	No. of Units	GFA (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )
A	5 bedroom detached / semi-detached house	7	178.5	1,249.5

Table 1: Proposed Schedule of Accommodation





#### 4.0 Part V - Social Housing

It is the applicant's intention to fully comply with the requirements of the Housing Department in relation to the provision of Social & Affordable Housing, in the event of a condition for the provision of same being attached to a grant of permission for this development. It is proposed to provide 1 no. unit, i.e. house no. 3, a 5 bedroom semi-detached house and we enclose indicative costings re same. The applicant has engaged with the Housing Department of South Dublin County Council regarding their proposal as confirmed by their enclosed letter, dated 5<sup>th</sup> September 2022. The proposals put forward by the applicant are subject to agreement with the Housing Department prior to the lodgement of a commencement notice, in accordance with the relevant statutory provisions. The applicant encloses as part of this application the necessary details in relation to Part V proposals for the purposes of validating this application for permission. The unit to be acquired and acquisition prices etc. are to be agreed subsequent to a grant of permission and prior to lodgement of commencement notice.

#### 5.0 Conclusion

5.1 This application for permission proposes the development of 7 no. dwellings on lands zoned objective RES: *"To protect and/or improve residential amenity"*, therefore, the principle of the proposed development is acceptable. The proposed development has been designed in accordance with the policies and objectives of the South Dublin County Development Plan in order to provide for traditional family housing that is compatible with the land use zoning objective attached to the site and is of a scale that maintains the established character of the receiving environs.

5.2 At present the subject site is occupied by a single dwelling in a suburban area and it is considered that the proposal to build 7 large family type homes on the site represents an improved efficiency on this zoned and serviced site. The type and scale of development put forward for permission has been judiciously considered in terms of the planning history attached to the site, the receiving environs, the character of the area and the size, configuration and orientation of the site. A high quality of architecture has been applied to the scheme. While the elevational treatments are contemporary in nature, traditional materials are proposed, mainly brick which is in keeping with the character of the area. Sufficient public and private open space has been provided thus catering for good quality, residential amenity. The proposed dwellings are also sufficiently separated from adjoining properties thus ensuring existing and future residential amenity for all.

5.3 We consider that the proposed development is a reasonable proposal for the subject site, considering its size, the size and scale of other dwellings in the immediate environs, the SLO for the protection of views on the site to the west and the traditional pattern of development in this area. It is evident from all of the details contained in this planning application that the proposed development will have no impact on the environment or any adjoining dwellings through its scale, sympathetic design and setbacks. We are satisfied that the development is acceptable in terms of use, residential density and design and complies with the policies and objectives of both the South Dublin County Development Plan 2022-2028 and the Sustainable Residential Development in Urban Areas





Guidelines 2009, along with the best principles of urban design. We consider that the proposed development accords with the proper planning and sustainable development of the area and as such ought to be granted permission.

5.4 Having regard to the policies and objectives of the Development Plan, the land use zoning of the site, the pattern of permitted development in the area, and the scale and design of the proposed development, it is put forward that the permission being sought is acceptable, will not impact on the character of the receiving environs, will have no impact on existing residential amenity in the area and is in accordance with the proper planning and sustainable development of the area.

5.5 A comprehensive planning report accompanies this planning application, outlining how the current proposal has addressed the previous reasons for refusal on the site (Ref. SD21A/0026 and compliance of the proposal with the necessary planning standards and requirements. We request that South Dublin County Council appreciates the sustainable and pragmatic scale of development being put forward for permission and to grant the permission being sought. Judicious consideration has been paid to the design of the proposed development, particularly in relation to its setting and impact on neighbouring properties.

We are satisfied that this proposed development is in accordance with the proper planning and sustainable development of the area. Trusting that all is in order, we look forward to a favourable decision to grant permission.

Yours faithfully,

A handwritten signature in blue ink that reads "Tracy Armstrong".

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Tracy Armstrong, BA, MRUP, MIPI, MRTPI.  
Armstrong Fenton Associates



## 6.0 Enclosures

We enclose the following documents and drawings in support of the application:

Planning Fee – cheque made payable to South Dublin County Council for the sum of €535.00 comprised of (7 x €65.00) + (€80.00 demolition fee).

Planning Application Form – completed South Dublin County Council Planning Application form, signed and dated.

Newspaper Notice – one copy of the newspaper notice from The Star dated 12<sup>th</sup> October 2022.

Site Notice - one copy of the site notice (A4), 1 no. copy of which is posted on site as indicated on the Site Layout Plan - Drawing No. 85675-PL2-002.

The public notices are posted and published in full compliance with articles 17, 18 and 19 of the Planning and Development Regulations 2001 (as amended).

Part V – Letter from South Dublin County Council Housing Department, dated 5<sup>th</sup> September 2022.

Letter of Consent - Letter of consent from landowners Eamon & Deirdre Brennan, dated 20<sup>th</sup> September 2022, consenting to the applicant submitting the subject planning application.

Drawings/ Details – six copies of the following drawings and details are enclosed, prepared by the following parties:

**Armstrong Fenton Associates:**

- Letter of Application
- Planning Report





**Prepared by Crean Salley Architects:**

Doc/Drawing Number	Title	Scale
85675-PL2-001	Site Location Map	1:1000 @ A3
85675-PL2-002	Site Layout Plan- Existing	1:500 @ A3
85675-PL2-004-G	Site Layout Plan- Proposed	1:500 @ A3
85675-PL2-010	House 1- Plans	1:100 @ A3
85675-PL2-011	House 1- Sections & Elevations	1:100 @ A3
85675-PL2-012	House 2 & 5- plans	1:100 @ A3
85675-PL2-013	House 2 & 5- Sections & Elevations	1:100 @ A3
85675-PL2-014	House 3 & 6- Plans	1:100 @ A3
85675-PL2-015	House 3 & 6 - Sections & Elevations	1:100 @ A3
85675-PL2-016	House 4- Plans	1:100 @ A3
85675-PL2-017	House 4- Sections & Elevations	1:100 @ A3
85675-PL2-018	House 7 – Plans	1:100 @ A3
85675-PL2-019	House 7- Sections & Elevations	1:100 @ A3
85675-PL2-030	Site Elevations	1:200 @ A3
85675-PL2-042	Entrance/ Gate – existing & proposed	1:100 @ A3

**Prepared by Chris Shackleton Consulting:**

Doc/Drawing Number	Title	Scale
N/A	Sunlight, Daylight & Shadow Assessment (Impact Neighbours)	A4 Document

**Prepared by Archaeology Plan Heritage Solutions:**

Doc/Drawing Number	Title	Scale
AP2136	Archaeological and Geological Heritage Impact Assessment of Clonbrone	A4 Document

**Prepared by Downes Associates Consulting Engineers:**

Doc/Drawing Number	Title	Scale
20047	Civil & Structural Engineering Report	A4 Document
20047-DOW-00-XX-DR-CE- 4000	Manhole Details Sheet 1 of 2	N/A @ A1
20047-DOW-00-XX-DR-CE- 4001	Manhole Details Sheet 2 of 2	N/A @ A1
20047-DOW-00-XX-DR-CE- 4002	Gully Details	N/A @ A1
20047-DOW-00-XX-DR-CE- 4003	Pipe Bedding Details	N/A @ A1
20047-DOW-00-XX-DR-CE- 4004	Road Surfacing Details	N/A @ A1
20047-DOW-00-XX-DR-CE- 4005	Paving Details	N/A @ A1
20047-DOW-00-XX-DR-CE- 4006	Watermains Details	N/A @ A1
CLON-DOW-00-XX-DR-CE- 5000	Existing Site Layout and Water Service	1:250 @ A1
CLON-DOW-00-XX-DR-CE- 5001	Proposed Site Layout and Water Services	1:250 @ A1
20047-DOW-00-XX-DR-CE- 5002	Proposed Longitudinal Drainage Sections	1:250 @ A1
20047-DOW-00-XX-DR-CE- 5003	Proposed Longitudinal Road Section	1:250 @ A1
CLON-DOW-00-XX-DR-CE- 5004	Proposed Swept Path Analysis Refuse Vehicle	1:250 @ A1
CLON-DOW-00-XX-DR-CE- 5005	Proposed Swept Path Analysis Fire Tender	1:250 @ A1





CLON-DOW-00-XX-DR-CE- 5006	Proposed Sightlines & Entrance Works	As Shown @ A1
CLON-DOW-00-XX-DR-CE- 5007	Proposed Signage & Road Markings	1:250 @A1

**Prepared by RMDA Landscape Architects:**

Doc/Drawing Number	Title	Scale
N/A	Green Infrastructure Document	A3 Document
N/A	Landscape Rationale	A3 Document
1	Landscape Plan	As Shown @ A1
2	Boundary Plan	As Shown @ A1
3	Combined Landscape & Arborist Plan	As Shown @ A1
4	Combined Landscape & Engineer Plan	As Shown @ A1

**Prepared by Redmond Analytical Management Services:**

Doc/Drawing Number	Title	Scale
22084	Lighting Design Report and Specifications	A4 Report
22084-2	Electrical Schematic	N/A
22084-1	Public Lighting Layout	N/A

**Prepared by Enviroguide Consulting:**

Doc/Drawing Number	Title	Scale
N/A	Ecological Impact Assessment Report	A4 Report
N/A	Appropriate Assessment Screening Report	A4 Report

**Prepared by 3D Design Bureau:**

Doc/Drawing Number	Title	Scale
N/A	Verified Views	A3 Document

**Prepared by Arborist Associates Ltd:**

Doc/Drawing Number	Title	Scale
N/A	An Arboricultural Assessment of the Tree Vegetation	A4 Report
CBL001	Tree Constraints Plan	1:250 @ A1
CBL002	Tree Protection Plan	1:250 @ A1







