

To: The Planning Department,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24.

4<sup>th</sup> November 2022

*Colbridge Road  
Lucan.  
Co. Dublin*

**RE: Planning Application Reg. Ref. SD22B/0434 – Application by Aidan & Dympna Coss for development at Greenways, Tubber Lane Road, Lucan, Co. Dublin K78 P5V9 described as A) The provision of a new vehicular entrance accessed from the public road to serve the existing dwelling, B) the construction of a new driveway within the site boundary and, C) all other associated site and drainage works including new boundary treatments and landscaping works.**

Dear Sirs,

In connection with the above Planning Application on behalf of the members of Lucan Golf Club we wish to make a submission for your consideration and include our payment of the submission fee of €20.

In reviewing the content of this planning application we are surprised to see that the applicants appear to make no significant reference of the very close proximity of Lucan Golf Club lands to the immediate north, east and west the applicants' site.

As a close neighbour and the occupiers of significant lands neighbouring the applicants' property we consider it useful to comment on our club, its activities, its memberships, its users and to express our opinion on the content of this planning application.

**Lucan Golf Club** ( also referred elsewhere in this correspondence as LGC ) was established in 1897 and this year celebrates 125 years.

It is therefore long established in the Lucan area generally and currently has in excess of 1000 members the majority of whom are residents of the Lucan and neighbouring catchment areas.

The club is active in terms of participation in the sport of golf and the associated social activities for members and their guests. In addition to the membership which is made up of senior, non-senior adult members and juniors the club is visited by guests who are non-members and players partaking in golf as part of visiting golfing societies. In a typical year golfing society members can visit to play the club as much as on average 100 occasions and income from such in addition to green fees paid by visitors and membership subs makes up the majority of annual club income. In addition, the income generated by the social activities within the clubhouse including food and drink offerings

generate much needed income as does income arising out of the activities of the club professional etc.

Such income facilitates the introduction of juniors and others to the sport of golf, supports the club's teams made up of members who represent the club in senior and junior competitions at LGC and at competing clubs' courses. The income also enables the cost of wages, course maintenance and other overheads to be met.

The lands occupied by LGC are essentially parkland in nature and zoned within the current Development Plan as having an OS Zoning Objective which is stated as "To preserve and provide for open space and recreational amenities".

These lands form an important green lung in a rapidly developing area of west Dublin which has seen significant new housing developments notable in the Adamstown and Shackleton areas in recent years.

LGC lands have for many years been sub-divided into two substantial areas by Tubber Lane and this arises primarily due to the traditional first 6 holes (excluding the first tee) and tee box of the 7<sup>th</sup> hole being located within lands held under a long lease and rest of the lands in the freehold ownership of LGC which contain the clubhouse, machinery sheds and the balance of tees, fairways, greens and practising areas all located to the west and south west of Tubber Lane.

The historical arrangement for players using LGC on a daily basis (7 days) is that after registering for play, changing etc. within and in the vicinity of the clubhouse and driving off over Tubber Lane from the first tee in front of the clubhouse players play the following holes generally in a clockwise direction around the course until they complete the 6<sup>th</sup> hole and proceed to the 7<sup>th</sup> tee.

**Tubber Lane** continues to display many of the characteristics of a rural laneway. It directly borders the lands of LGC covered by the OS Zoning. It is very narrow in width, has no road markings, has no footpaths, is deficient in passing areas for vehicles, has water courses comprising of ditches / drains / stream at levels below the carriageway on both sides, has insufficient public lighting and has mature hedgerows and trees on either side.

Tubber Lane is therefore not a typical suburban housing estate roadway and the house types within it are generally located on more generous sized sites that would not be typical of modern suburban housing developments. Any proposal that leads to a significant reduction in site size or intensification of use is likely to reduce the rural character of the lane and will potentially create a precedent for similar developments in other parts of the lane in the future. Such longer term developments if permitted will likely have a substantial negative impact on the natural landscaping and character of the lane and reduce its potential enjoyment by walkers, cyclists etc.

At its northern end Tubber Lane connects to the old Celbridge Road at a sharp bend. Persons accessing Tubber Lane from the old Celbridge Road descend in level into that bend with very limited view of traffic approaching in the opposite direction intending to exit Tubber Lane. This is due to the sharp radius of the bend and the elevated lands on the clubhouse side of the lane.

In the course of play after hitting their drives from the first tee, players exit on to Tubber Lane at two locations ( one for players carrying bags or with individual bag carts and another for players in four wheeled golf carts ) to cross the lane and proceed to continue their play on the first fairway.

Following the completion of play on what are commonly called the "Front" holes and after completing play on the 6<sup>th</sup> green and playing their drives from the 7<sup>th</sup> tee players again, return on to Tubber Lane at two crossing locations ( an additional one for players carrying bags or with individual bag carts and the same route as above but in the opposite direction for players in four wheeled golf carts ) to cross the Lane and proceed to continue their play on the area of the course approximate to the clubhouse and the later holes commonly referred to as the "Back" holes.

In addition to use by players, these multiple crossing points are used by course staff including for the transfer of vehicles and maintenance equipment such as grass cutting machinery for regular and ongoing frequently daily course maintenance.

It is reasonable to suggest therefore that there is significant activity at and in very close proximity to the existing bend due to the amount of the crossing of Tubber Lane at this location by players, staff, supporters ( occasionally during competitions ) etc.

Whilst these crossing points are familiar to members, visiting players may not be as familiar with such. These crossing points are long established and essential to the continued use of the course.

We became aware of the **proposed developments by the applicants** when members and course staff reported the presence of the site notices to us. We are unaware of any advice to us by the applicants of their intention to redevelop their property. This is unfortunate as we would have been happy to express our views concerning their proposed developments with the applicants in advance of the formal submission by them of such applications.

Following consideration by the Council of LGC which is elected by the membership to represent their interests, we wish to make a submission in connection with the above referenced planning application made under Planning Application Reg. Ref. SD22B/0434. In compiling our submission we have sought input from the office holders within the club and selected members with knowledge of planning and development issues.

Arising out of that consultation and input we wish to express our concerns about the applicants' proposed developments ( three separate planning applications ) and to confirm our formal objection to the proposed developments. In order to help to illustrate our concerns we enclose photographs for your review.

Planning Application Reg. Ref. SD22B/0434 is one of three planning applications lodged on the same day by the applicants. The others being Planning Application Reg. Ref. SD22A/0375 for a 5 bedroomed detached dwelling and Planning Application Reg. Ref. SD22A/0377 for a 4 bedroomed detached dwelling. All of these applications relate to parts of the property known as "Greenways" including entrance, driveway, dwelling and garden currently occupied as a home by the applicants.

The three planning applications and the developments proposed within are clearly a significant intensification of development and use within the curtilage of an existing house site.

We have concerns that the applicants have been apparently allowed to sub-divide the proposed development into three separate planning applications. Their proposed development of their property is essentially for a substantial intensification of construction and uses on a single existing property.

In our opinion the developments described within the three separate applications should be considered as one application.

We express this opinion because:

- 1) Three applications were lodged relating to the one property "Greenways" on the same day.
- 2) The three planning applications were made by the same applicants.
- 3) Within the planning application forms submitted with all three planning applications one pre-planning consultation reference number is quoted.
- 4) Although two of the planning applications have been submitted by one agent and one by another agent, only one of the agents is quoted as attending the pre-planning consultation referred to.
- 5) The outcomes of the three planning applications are clearly interdependent.

For example, if the new alternative proposed site access to the existing house is refused then, presumably the existing shared access cannot be used by the new 4 bedroomed house proposed under Reg. Ref. SD22A/0375.

Similarly, the revised services arrangements are sometimes shown within lands outside of the specific redlined applications site boundaries.

- 6) There is no combined drawing submitted that shows the intended totality of the overall site intensification if the three planning applications are successful.

For example, there is no one drawing that can be reviewed that shows the three entrances ( existing and two new proposed ) for ease of consideration and comment by interested parties. The locations of multiple entrances proposed onto essentially a rural type lane in close proximity to a heavily crossed and partially blind bend must surely be illustrated together to allow assessment and not illustrating each in isolation as this creates an impression of much less potential impact in terms of traffic hazard etc. Sight lines / vision distances cannot be satisfactorily assessed in isolation in the knowledge of potential other close by developments that might directly impact on such.

The same can be said about the various essential services intended to service the existing and new houses which are a relatively confusing mixture of new connections, the alternative uses of existing connections and

the discharge of storm water to in some instances soakaways and in others to an existing ditch etc.

One combined application to show the totality of the proposals affecting an existing site would have been much more appropriate to illustrate the overall intensification of site use and facilitate comments and assessment by all interested parties and this raises the consideration as to whether it was appropriate to validate the applications in the formats submitted.

Additionally, interested third parties are forced to make and pay for three submissions at this stage and potentially, three separate substantially larger fees payable to An Bord Pleanála at a later stage in the process. This in our opinion is unreasonable when as stated the three applications all concern developments all relating to an existing single site.

Lucan Golf Club has over its history attempted to be on the best of terms with its immediate neighbours many of whom have been members of the club.

The existence of Lucan Golf Club significantly pre-dates the existence of many properties located along Tubber Lane including "Greenways". The arrangement of tees, fairways and holes associated with the traditional holes within the golf course also pre-date the construction of the applicants' property.

The applicants' property is located directly outside of the boundaries of Lucan Golf Club lands and south of golfers' approach play on to the 6<sup>th</sup> green. It is also located in very close proximity to the direction of play from the 7<sup>th</sup> tee towards the 7<sup>th</sup> green.

There is a history of complaint by the applicants relating to claimed nuisance and potential danger associated with occasional stray golf balls originating from within the golf course lands. This history of complaint is a matter of record and evidence of such can be produced if considered as appropriate. It should be pointed out that no other property owners along Tubber Lane have expressed any similar complaints in the past.

Lucan Golf Club have engaged with the applicants over the years and introduced various mitigation measures to seek to minimize any potential nuisance. We note that such measures have been welcomed by the applicants. Essentially, LGC has attempted to act as a good neighbour.

As a club we are amazed that the applicants are now seeking to construct two houses within their side garden one in particular in closer proximity to the boundary with our club and including the proposed construction of an access directly on to Tubber Lane at the closest possible location to the boundary with our lands.

In order to facilitate the construction of the 4 bedroomed house on areas of the side and rear of their garden with the proposed use of their existing entrance off Tubber lane to access it, they are seeking permission for an alternative entrance to "Greenways" but at a location closer to the crossing points between the LGC lands and the restricted bend at the end of Tubber Lane.

If the applicants have had concerns in relation to nuisance associated with any occasional stray balls affecting their property then, surely it is illogical to seek to relocate the position of the existing entrance to a location closer to LGC lands?

Whilst the Planning Department cannot be expected to adjudicate on specific disputes that may have arisen between neighbouring land owners in the past, if the Planning Department are as now made aware of site specific issues such as those concerning claimed nuisance or safety similar to the above then, surely you must take such issues into account in making any decision on the planning application?

We understand that a pre-planning consultation may have taken place concerning the proposed redevelopments of the applicants' overall site between the agent acting for the applicants and a representative of the Planning Department. However, we suspect that the issues referred to above may not have been the subject of discussion during the pre-planning consultation.

Lucan Golf Club are concerned that the potential intensification of housing on the applicants' site which the proposed relocation of the entrance to "Greenway" appears intended to facilitate will lead to additional complaints and may influence the existing and future arrangements associated with play within the golf club's lands.

Further, Lucan Golf Club are concerned that the intensification of housing on the applicants' site may lead to claims concerning the safety of the occupants of the new proposed developments.

Notwithstanding the above we wish to make the additional following comment on the lodged content of **Planning Application Reg. Ref. SD22B/0434**.

This proposal to create a new entrance and car parking area off Tubber Lane to service the existing property known as "Greenways" is defective for the following reasons:

- 1) Access is proposed on to a lane which as described above is rural in nature and restricted in terms of traffic safety with a very limited carriageway width of approx. 4.5 metres.
- 2) There are no footpaths on either side of Tubber Lane for pedestrians wishing to access the property by foot say following the use of local public transport etc.
- 3) Whilst Tubber Lane may be currently closed to vehicular through traffic, Tubber Lane will likely continue to be used by pedestrians and cyclists and may form part of future specific pedestrian and cyclist infrastructure such as potentially part of a greenway or other form of a sustainable transport infrastructural route.
- 4) The plans submitted with the proposal show hard surfaces for access and parking and include three car parking spaces. The area to the rear of the parked cars as shown is insufficient to facilitate ease of turning movement for the cars within the revised site boundaries and due to the very restricted nature of the layout proposed may result in a car having to be moved on to the public roadway to facilitate exit by other parked vehicles.

- 5) There is no provision in the arrangements shown for visitor parking on site. This may lead to visitor parking on the narrow existing carriageway of Tubber Lane thereby causing a traffic hazard to all users whether motorists, cyclists or pedestrians.
- 6) The proposed new entrance is presumably intended to facilitate the continued use of the existing shared entrance for the new 4 bedroomed house referred to within PA Reg. Ref. SD22A/0377 although such is not specifically stated within this planning application ( Reg. Ref. DS22B/0434).
- 7) The current arrangement of that existing entrance servicing Greenways is illustrated within the enclosed photographs. The existing arrangement appears to facilitate persons with difficulty walking being driven up the driveway to within close proximity of the entrance door to the existing property. The alternative new proposed access however proposes that persons wishing to access "Greenways" through it must climb approx. 14 steps to move between the parking area on the lower part of the site to the entrance level of the house.

This means that the existing property will not likely be accessible to persons with accessibility problems such as those in wheelchairs etc. This would appear to run completely contrary to the intention of access for all regardless of disability etc. enshrined within Government directives and the requirements of the National Building Regulations. In essence it renders the existing property much more difficult to access.

- 8) It is unclear where any surface water run off from the hard surfaces ( described as semi - permeable ) will discharge to. Surface water in the "Slot Drain" is shown as discharging into a soakaway. There is nothing in the planning application to indicate that the ground conditions are sufficient to enable the installation of such. The ground conditions associated with the existing site may be particularly relevant in the context of the applicants' stated previous use of the property as a quarry. No submission has been included to confirm that there will not be any negative impact on tree roots in the area as a result.
- 9) No details of any required culvert to the ditch to enable the construction of the new access are shown.
- 10) The creation of a new entrance at this location will involve the removal of a number of mature trees and no details concerning which trees will be affected has been included for assessment within the planning application.
- 11) Within this planning application whilst the new entrance is described, the permanent closing off of the existing entrance ( whilst assumed ) is not described.
- 12) Within the Planning Application Form under Section 20 Services the proposed source of water supply says " New Connection being provided for the new house." Under the proposed source of the proposed wastewater management / treatment it states that " New connection to be provided to serve the existing house." Under the proposed surface water disposal there is a confirmation of "Soakpit." Despite those statements the locations of the

soakpit referred to and proposed alternative routes for new connections are not shown within this planning application documentation and therefore cannot be commented upon.

- 13) The most important aspect of the developments proposed under PA Reg. Ref. SD22B/0434 are that it seeks to unnecessarily create a new vehicular and pedestrian access in a much closer proximity to a sharp bend at the junction of Tubber Lane with the Old Celbridge road and in closer proximity to the crossing points between the two areas of land used by Lucan Golf Club. The creation of this new entrance will add to the activities on the roadway at an already congested point on Tubber Lane. It will create a potential safety risk to the occupants of Greenways, now and into the future and potentially put persons using LGC lands at greater risk than is currently the situation.

Submitted drawing No. 013 refers to achievable site distances and a note states " Vehicles naturally at slower speeds due to the bend in the road its proximity to junction with Celbridge Road and pedestrian crossing and associated warnings for golf club".

This is hardly a reasonable justification to essentially propose the relocation of an entrance on a restricted rural type lane closer to a sharp bend with limited visibility and significant crossing activity. It fails to recognize that golf is not played outside of daylight hours and in winter conditions such can be as early as circa 4pm. After that, motorists or others entering or exiting the lane will assume that play is completed for the day. Outside of daylight hours due to the deficiency in public lighting on the lane pedestrians and cyclists may be more vulnerable to vehicular traffic on the lane.

The recent closure of the lane to through traffic has been instanced as a reason why there may be less traffic on the lane. However, what it forgets is that all motorists whether occupants or visitors to properties within the lane must now exit the lane in one northerly direction only and that is towards the bend that links the lane to the old Celbridge Road.

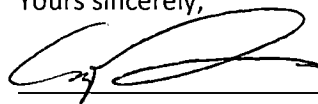
Due to closure of Tubber Lane vehicles such as delivery and service vehicles if entering the lane must turn in the lane to exit it and there is no obvious turning location provided for the extent of its accessible length.

Tubber Lane is typical of a rural lane due to the existing restrictions and the other characteristics described above. When dealing with planning applications for houses accessing rural roads Planning Authorities generally seek a minimum road frontage of at least 60 metres. The assumed logic is to ensure that entrances / exits from adjoining sites are not located too close to each other and so that sight lines / vision distances for vehicles leaving the sites can be achieved. Currently, the existing "Greenways" property has a frontage that scales off as just over 65 metres in length. It is not appropriate from a safety perspective to facilitate the reduction by 50% of the existing site frontage and to favourable consider the possible location of 3 No. entrances within a distance of just over 65 metres, two of which are proposed to be located in closer proximity to the existing LGC crossing points in the direction of the sharp bend at the junction of Tubber Lane and the old Celbridge Road.



For the above reasons we wish to formally object to this planning application and request that in due course you make a decision to refuse it.

Yours sincerely,



---

For and on behalf of the Council of Lucan Golf Club.

**Lucan Golf Club**  
Celbridge Road,  
Lucan,  
Co. Dublin.

**Date:** 08-Nov-2022

Dear Sir/Madam,

**Register Ref:** SD22B/0434  
**Development:** Provision of a new vehicular entrance accessed from the public road to serve the existing dwelling. The construction of a new driveway within the site boundary and all other associated site and drainage works including new boundary treatments and landscaping works.  
**Location:** Greenways, Tubber Lane Road, Lucan, Co. Dublin, K78 P5V9  
**Applicant:** Aidan & Dympna Coss  
**Application Type:** Permission  
**Date Rec'd:** 03-Oct-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,



for Senior Planner