

Louise Fitzgerald

25 Esker Lawns

Lucan

Co. Dublin

K78 H6AO

Planning Department

South Dublin County Council

Tallaght

Dublin 24.

13th November 2022

Re: Observation to Planning Application ref. SD22A/0390

Dear Sir / Madam,

I wish to make a submission on Planning Application SD22A/0390 which seeks the permission for the construction of 7 houses on lands of Clonbrone, Lucan Newlands Road, Co. Dublin.

Specifically I believe:

- (1) The layout of all 7 house's are disrespectful to adjoining properties in Esker Lawns.
- (2) The proposed height of these properties exceeds that of my property aswell as all surrounding properties in Esker Lawns. Houses of this size and their intended location will affect the incoming light to my back garden as well as living areas to the rear of my property as they will be directly in the line of the path of the sun.
- (3) The proposed development runs directly along the boundary wall of my house and as a direct result will compromise my privacy from direct over-looking .

- (4) This proposed development will restrict future development potential to the rear of my property.
- (5) There are many old trees on the proposed site which constitute as both a visual amenity from my property as well as an important habitat for birds and other wildlife in the vicinity. There has already been a great deal of removal of trees in this area to allow for this land to be developed.
- (6) Having regard to the corner entry/exit location of this property at an already busy junction with pedestrians and traffic, this would endanger public safety and is a traffic hazard.

On the grounds of the above, I believe, the proposed development is conflicting and permission should be refused.

Yours sincerely,

Louise Fitzgerald.

Ms. Louise Fitzgerald
25 Esker Lawns
Lucan
Co. Dublin
K78H6AO

Date: 14-Nov-2022

Dear Sir/Madam,

Register Ref: SD22A/0390
Development: Demolition of an existing two storey detached dwelling (162sq.m) and associated out-buildings on site and the construction of 7 two storey (plus dormer level); 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site area of c. 0.3ha; 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.
Location: Clonbrone, Lucan Newlands Road, Esker Hill, Lucan, Co. Dublin, K78 Y5C2
Applicant: Nacul Developments Ltd
Application Type: Permission
Date Rec'd: 13-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.

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. Crowley
for Senior Planner