

26 Esker Lawns
Lucan
Co Dublin

Planning Department
South Dublin County Council
Tallaght
Dublin 24

Date: 12/11/2022

Planning Application Reference Number: SD22A/0390
Applicant: Nacul Developments Ltd
Description of Development: Proposed Demolition of an existing 2 storey detached dwelling and the construction of 7 2.5 storey 5-bedroom detached houses
Location: Site known as "Clonbrone" on Lucan Newlands Road/Esker Hill, Lucan, Co Dublin K78Y5C2

Dear Sir/Madam,

I wish to object to the above planning application, on behalf of myself and my family on the following grounds:

- 1) This is a huge development that is going to cause a substantial amount of construction work, that will cause a significant amount of upset and inconvenience with traffic problems and congestion to the estate and the residents with the proposal of seven houses. There is already a huge inconvenience occurring in the estate with the current construction of two houses at the end of Esker Lawns at number 17 (planning details /52677).
- 2) Due to the location of the development and the works involved this will be extremely dangerous for pedestrians, cyclists, and motorists.
- 3) This proposed development and the works involved will have a huge negative impact on the vast wildlife and birds on Esker Hill and the surrounding lands and by removal of the trees on the property. This is a huge concern to myself and my fellow neighbours.
- 4) There is an existing "Right of Way" from Lucan St Mary's Church to Esker Cemetery which this development would impede.
- 5) Again, like last time, I feel there was insufficient time to assess all documentation involved for this proposal. The planning documents weren't up for inspection until the 27th of October, leaving only two and a half weeks to look over everything. This is not

enough time when you're not an expert in planning documents etc and not enough time to organise relevant people to assist in checking everything. Also, I wouldn't have the funds to pay the proper people to review the effects on my property.

- 6) When we bought this house, one of the features and a big selling point for us was that we were not overlooked at the back. This is a huge selling point when buying a property and if this proposed development goes ahead this will no longer be the case, which could potentially decrease the value of my property. I will not receive any compensation for this.
- 7) The proposed development site lies directly at the back of my house and the pure excessive height of these properties, approximately 2 metres higher than my house are going to greatly impact on my privacy. The developments are overbearing and are going to cause a significant blockage of sunlight and some shadowing. The scale of development is too much for the 0.3 ha site. I feel the proposed 7 houses is still far too many and is a total overdevelopment of the area.
- 8) Again, I feel I must stress that such a large development of this size will involve a huge construction project which will mean a constant flow of construction traffic, which will consist of excavation equipment, cranes, bulldozers, to mention but a few and considerable noise factor involved for the works. The road where this construction will be happening is a very busy road and a main means of entering and exiting our estate. This will cause huge disruption and inconvenience to us residents and surrounding residents.
- 9) According to the plans there will be 14 parking spaces for the occupants of these new developments. If the properties are rented, there will be a far greater demand required for parking than the 2 spaces provided. In addition there will not be adequate enough spaces for visitors, which will mean an overflow of cars parking in Esker Lawns, which will totally inconvenience residents of Esker Lawns.
- 10) The current development of 2 houses to the side of number 17 Esker Lawns, plus the further 7 proposed houses is a huge overdevelopment to this area. These 9 houses in total are not in keeping with the current houses in Esker Lawns and will totally take away from the look of the area.
- 11) The existing house on the property has such great character to it and has been there such a long time. It is such a shame to see it being demolished rather than renovated and preserved.
- 12) I think the planning application is inappropriate as proposed and will seriously diminish the residential and visual amenity of the area. A more suitable development of at max 2/3 detached houses and the preservation of the existing house would better suit this site and would not be as much of an impact visually to the residents of Esker Lawns.

Yours Sincerely,
Cara & Thomas McCabe

Ms. Cara McCabe
26 Esker Lawns
Lucan
Co. Dublin
K78 N527

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 Pleanala 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,


for Senior Planner