

24 Esker Lawns,
Lucan,
County Dublin

14th November 2022

Planning Department,
South Dublin County Council,
Tallaght,
Dublin 24

Planning Application Reference Number:

SD22A/0390

Applicant:

Nacul Developments Ltd

Description of Development: Proposed Demolition of an existing 2 storey dwelling for the construction of Seven 3 storey (i.e. 2 storey plus dormer level) 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site of 0.3 ha.

Location:

Site known as "Clonbrone" on Lucan Newlands Road/Esker Hill, Lucan County Dublin, K78Y5C2

Dear Sir/Madam,

I wish to lodge an objection/submission in respect of planning application SD22A/0390. I confirm I have paid the prescribed fee of €20.00 (receipt number: T4/0/723357, see attached).

I wish to object to the number of houses proposed and the height of the proposed houses, my reasons are as follows;

1. I bought my house over 30 years ago as it was private with only one house to the rear known as "Clonbrone" and surrounded by woodland with an abundance of wildlife. I am an elderly resident and enjoy the wildlife which often visits my garden from the proposed development site. There are foxes, pheasants, squirrels, hedgehogs and a variety of birds/ bats, some of which I feed. In the last couple of years the owner of the proposed development has already felled a substantial number of mature trees. I am concerned that even more will be felled and the

wildlife greatly impacted by their loss of existing habitat if this high density proposed development proceeds. It is just unacceptable to replace a beautiful long standing woodland area with wildlife by means of a dominant overbearing development and to demolish the existing Clonbrone house which has links to the historical Shackleton family.

2. The proposed development site lies directly behind my house and consists of seven 2 storey plus dormer level houses which in effect makes them 3 storey houses. The height of the houses are approximately 2 meters higher than my house and houses within the environs i.e. detached two storey houses, detached dormer style bungalows and the semi-detached houses of the adjoining Esker Lawns estate, even where attic conversions have been carried out. My privacy will be greatly impacted. The proposed houses would overlook me taking away my privacy as the 7 houses are planned to be built within 8 meters of the existing boundary wall, with an imposing additional 2 metres extra in height in comparison to the footprint of the existing "Clonbrone" house.
3. The proposed design of the seven houses with five bedrooms each is inappropriate and damaging to the existing character of the mature estate of Esker Lawns. The houses in Esker Lawns backing onto the development, one of which is mine, are only three bedroom semi-detached houses. This proposed development is overbearing given the height and proximity of the proposed dwellings to the shared boundary, coupled with the orientation of the site in relation to the sun and existing properties, this development would result in a loss of daylight and overshadowing to the detriment of the amenity for me and the neighbouring residents.
4. Each proposed house is allotted 2 car parking spaces and there is no additional/ unallocated space for visitors, tradesmen or deliveries within the proposed cul de sac. I am concerned that this will result in a spill over of vehicles parking onto the main roadway and most worryingly blocking pedestrian access for an elderly resident like myself walking to Lucan village. I am also very concerned by the danger that will be posed by bin lorries and bin collections. The entrance to the site is narrow and it is not clear if bin lorries are expected to be able to access and manoeuvre collections within the site. Or, if there would be a build-up of at least 14 bins on bin day at the entrance, causing an increased hazard for pedestrians like myself and cyclists using the existing narrow pathway, at a point where the entrance is at a bend in the road, at the top of Esker Hill which is quite steep.
5. The main roadway from Lucan village to Esker Lawns, Cherbury Park and two established cemeteries is already a busy road and will become busier now that the third new Lucan cemetery is opened. In addition the **SDCC's proposed Grand Canal to Lucan cycle route plans** will involve changes to the layout of the roadway directly outside the existing entrance to Clonbrone, whereby the existing carriageway is to be narrowed and upgraded to a shared street and the immediate junction corner RADII is to be tightened. These roadway changes must be taken into consideration and would effectively be a non issue if Clonbrone were to remain as is, similar to Clonard house where currently the entrance is access for a single dwelling.
6. At present, the site has one residential dwelling with historical significance to Lucan that is linked to the famous Shackleton family. It would be a major loss to the heritage of the area to demolish such a fine house and displace all of the existing rich wildlife habitat. The proposed development would also negatively impact the privacy of adjoining houses and ultimately result in a complete loss of residential and visual amenity.

To conclude, this proposal for seven 2 storey plus dormer level five bedroom houses is far too oppressive for the size of this small 0.3 hectare site. The site has narrow access on the

bend of a road, at the top of a steep slope leading down to Lucan village (old Lucan Road), that is very close to where SDCC has plans to modify the road layout for a new greenway cycle route. The site is more suited to a smaller development with the height reduced in line with surrounding houses incorporating the retention of the existing house with its historic links to Lucan's Shackleton heritage. It is vital that the existing mature trees be preserved to support the existing wildlife to avoid the potential dangers as outlined by me above.

With respect I say that the application for planning permission for the site is inappropriate in design, overbearing and would seriously diminish the residential and visual amenity of the area and adversely impact the habitat of wildlife present in the area.

Yours sincerely,

CATHLEEN DALY

Cathleen Daly
24 Esker Lawns,
Lucan,
Co. Dublin.

Date: 16-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. Furney
for **Senior Planner**